THE CITY OF LAKE FOREST CITY COUNCIL AGENDA

Monday, March 20, 2017 at 6:30 pm City Hall Council Chambers

Honorable Mayor, Donald Schoenheider

Catherine Waldeck, Alderman First Ward Prudence R. Beidler, Alderman First Ward George Pandaleon, Alderman Second Ward Timothy Newman, Alderman Second Ward

Stanford Tack, Alderman Third Ward Jack Reisenberg, Alderman Third Ward Michelle Moreno, Alderman Fourth Ward Raymond Buschmann, Alderman Fourth Ward

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

A. 2017-2018 Board & Commission Appointments

ELAWA FARM COMMISSION

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Nicholas Peters	APPOINT	3

CROYA

NAME OF MEMBER	APPOINT/REAPPOINT	WARD
Megan Engelberg	APPOINT	4

A copy of the volunteer profile sheets can be found beginning on page 16.

COUNCIL ACTION: Approve the Mayor's Appointments

B. Deer Path Art League, Emerging Artists Awards - Jillian Chapman, Creative Director

2. COMMENTS BY CITY MANAGER

A. Update on March 15 Train Derailment

3. COMMENTS BY COUNCIL MEMBERS

PUBLIC WORKS COMMITTEE

1. Consideration of an Ordinance Amending Section 150.384, titled "Sewage and Sewage Disposal" of the City Code (First Reading)

PRESENTED BY: Catherine Waldeck, Chairman Public Works Committee and Victor Filippini, City Attorney

PURPOSE AND ACTION REQUESTED: The Public Works Committee of the City Council recommends approval of a first reading of an Ordinance amendment to the City Code concerning the requirements and conditions for connecting residential and non-residential properties to City sanitary sewer. Consideration of first reading of the Ordinance is requested based on a recommendation in support of the amendment form the Public Works Committee.

Reviewed	Date	Comments
Public Works Committee	3/15/17	Reviewed and Approved
City Council Workshop	2/13/17	Discussed, no formal action taken
Public Works Committee	1/4/17	Reviewed
Public Works Committee	12/5/16	Reviewed

PROJECT REVIEW/RECOMMENDATIONS:

BACKGROUND/DISCUSSION: Over the past several months, staff and the Public Works Committee have been discussing the City Code as it relates to the requirement for properties with septic systems to connect to the City's sanitary sewer. Although the vast majority of properties in the City are connected to the public sewer system, there are approximately 85 properties that utilize on-site septic systems for their wastewater treatment and disposal.

Currently, the City Code requires residential and non-residential properties to connect to public sanitary sewer when they are located within 500 feet or 1,000 feet of an existing or new sanitary sewer. Additionally, the City Code requires that these private connections be made within six months of the availability of the sewer. The intent of providing access to sanitary sewers and requiring efficient connections is to provide both development benefit and affect the long term public health and welfare of the community.

As discussed during a recent City Council workshop held on February 13, 2017, there are additional legal and legislative requirements the City is obligated to follow as it relates to private sewer connections. These requirements are outlined in the Lake County Code and Illinois State Statues. Pursuant to City Council discussion and direction provided at this workshop, an amendment to the City Code has been presented that achieves the following:

- Aligns the City Code with the requirements of the Lake County Code requiring connection to public sewer if it is adjacent to the property or within 250 feet of any property line;
- Establishes a certification program requiring owners of properties with septic systems to submit documentation to the City, on an annual basis or semi-annual basis if they have an existing connection to a storm sewer, of regular maintenance, proper operation, and confirmation that no health or environmental hazard exists;

- Sets conditions under which interim use of an existing septic system may continue to be used; and
- Establishes conditions under which connection to the public sewer system may be "triggered" or required by the City.

The intent of the amendment is to update the language based on policy recommendations provided by City Council and to clarify expectations and requirements for connecting to the City's sanitary sewer.

The amendments were reviewed and approved by the Public Works Committee during their meeting on March 15, 2017. Included in your packet beginning on **page 20** is a summary of proposed changes, along with a clean and blacklined copy of the proposed Ordinance.

<u>COUNCIL ACTION</u>: Approve first reading of an ordinance amending Section 150.384, titled "Sewage and Sewage Disposal" of the City Code

2. Discussion Relating to a Special Service Area Proposed for the Installation of Sanitary Sewer in the Winwood Drive Neighborhood.

PRESENTED BY: Victor Filippini, City Attorney

STAFF CONTACT: Mike Strong, Assistant to the City Manager (810-3680)

PURPOSE AND ACTION REQUESTED: On January 17, 2017, the City Council adopted Resolution 2017-01, which re-opened the public hearing for the proposed Winwood Special Service Area and effectively extending the objection period relating to the proposed SSA. The re-opening of the public hearing allowed for further discussion among the City Council and neighbors to evaluate the parameters and financial impacts of the proposed SSA. The purpose of this discussion is to review various options the City Council may consider relating to the proposed Special Service Area on Winwood Drive.

BACKGROUND/DISCUSSION: On November 21, 2016, the City Council adopted Ordinance No. 2016-77, proposing the establishment of a special service area ("SSA") for the installation of sanitary sewers in the Winwood Drive neighborhood ("SSA Proposing Ordinance"). The SSA Proposing Ordinance defined a procedure for the possible establishment of a special service area with the City to extend public sanitary sewer to this neighborhood.

After conducting a formal public hearing, as well as holding a follow-up discussion with neighbors and the Public Works Committee on January 4, 2017, the City Council adopted Resolution 2017-01, which re-opened the public hearing to a date to be determined and extended the objection period, thereby allowing more time for City Council, the Public Works Committee and City staff to meet with residents to address their concerns and determine if suitable alternatives for the project may exist.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
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Public Works Committee	3/15/17	Discussion on Next Steps for Proposed Special Service Area
City Council	1/17/17	Resolution Extending the Objection Period Reviewed and Approved
Public Works Committee	1/4/17	Discussion of City Code and Possible Amendments
City Council	12/5/16	Public Hearing Held
City Council	11/21/16	Proposing Ordinance Reviewed & Approved
Public Works Committee	11/7/16	Discussion of Potential Financing Strategies for Project; Reviewed & Approved pursuit of single SSA Area
City Council	8/1/16	Design Proposal Reviewed & Approved
Public Works Committee	6/20/16	Design Proposal Reviewed & Approved
Public Works Committee	5/16/16	Discussion of Winwood Drive Overflow Issue
Public Works Committee	3/7/16	Discussion of Winwood Drive Funding Mechanisms
Public Works Committee	3/4/15	Discussion of Non-Sanitary Sewer Areas

DISCUSSION ITEMS: On March 15, 2017, the Public Works Committee discussed and considered various options related to the disposition of the proposed SSA. Pursuant to Resolution 2017-01, the City Council may consider the following options, as next steps:

<u>Option A</u>: Proceed under the authority of Resolution 2017-01, and direct staff to schedule a final public hearing to consider the Proposed Special Service Area No. 41. Under this option, the City Council would have to allow appropriate time for noticing and scheduling of the Public Hearing in accordance with the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. ("SSA Tax Law"). Therefore, the timeline of events would be as follows:

ITEM	DATE
Public Hearing Notice Published/Mailed	March 30, 2017
Hold Public Hearing	April 17, 2017
End of 60-Day Objection Period	June 16, 2017
City Council Consideration –	June 19, 2017
Establishing Ordinance (1st Reading)	
City Council Consideration –	July 17, 2017
Establishing Ordinance (Final Reading)	

While this option extends deliberation, and ultimate consideration by City Council on the Proposed SSA, it would allow for the formal SSA process to be completed, including the requirement of an objection to be filed with the City Clerk.

Note that, if a legally sufficient objection is filed, the City Council will have no authority to consider an establishing ordinance. Additionally, the City could not include any property included in an objecting petition within a similar special service area for at least two years.

If no legally sufficient objection is filed, the City would have the right to establish the proposed SSA, but only in accordance with the parameters set forth in the SSA Proposing Ordinance. However, the City Council would have the right not to establish a special service area if it did not desire to proceed based on the parameters set forth in the SSA Proposing Ordinance.

 <u>Option B</u>: An alternative approach the City Council may consider taking is consideration of an Ordinance rescinding the Winwood SSA Proposing Ordinance and terminating the continuation of the SSA process. This option would require the following sequence of events:

ITEM	DATE
City Council Consideration – Rescinding	April 3, 2017
Ordinance (1st Reading)	
City Council Consideration –	April 17, 2017
Establishing Ordinance (Final Reading)	

This option would preserve the right for the City Council to pursue in the future the possible establishment of an SSA in the Winwood Drive neighborhood to provide sanitary sewer improvements without the restriction of a two-year mandatory waiting period as defined in the SSA Tax Law. However, it would terminate the SSA process from continuing on at this point, and would not require any follow up action, including scheduling of public hearing, or requirement to submit any formal objection by property owners and electors within the proposed SSA area.

COUNCIL ACTION: Discussion Only

3. Approval of a Design and Monitoring Agreement for Forest Park Bluff

PRESENTED BY: Catherine Waldeck, Chairman Public Works Committee

STAFF CONTACT: Michael Thomas, Director of Public Works (810-3540)

PURPOSE AND ACTION REQUESTED: The Public Works Committee is recommending City Council approve an agreement with AECOM to provide design and specification documents for the repair of the south beach access road (SBAR hereafter), the ravine adjacent to the north beach access road (NBAR hereafter), and to monitor the steep slope movement in the area near the wooden boardwalk down the beach. As has been previously noted, AECOM is one of the top international engineering firms specializing in geotechnical analysis. Beginning on **page 33** of the agenda is a summary of each of the Forest Park Bluff Stability Workgroup's meetings, AECOM's project summary report, AECOM's proposals for design and monitoring the various areas along the bluff, and schematics showing the recommended option.

P	PROJECT REVIEW/RECOMMENDATIONS:				
	Reviewed	Date	Comments		
	Public Works Committee	3/15/2017	Reviewed & Approved Design and Monitoring Recommendations		
	Bluff Stability Analysis Workgroup	3/13/2017 2/6/2017 12/19/2016	Reviewed Various Repair Options; Provided Final Design, Construction & Monitoring Recommendations to the Public Works Committee		
	City Council	12/5/2016	Approved an Agreement to Provide an Update to the 2009 Forest Park Bluff Stability Evaluation		
	Public Works Committee	12/5/2016	Reviewed Proposals from Additional Engineering Firms		
		11/01/001/	Directed Staff to Obtain a Proposal from an		

11/21/2016

11/14/2016

7/18/2016

6/20/2016

City Council

Finance Committee

City Council

Public Works Committee

BACKGROUND/DISCUSSION: In mid-May, 2016 staff noticed that the bluff on the east side of the SBAR had begun to move and separate from the curb and roadway. In July, 2016, City Council approved an agreement with AECOM to further analyze the area from the lower end of the SBAR, north to Forest Park's drive entrance (approximately at Spring Lane). AECOM completed all topographical and cross sectional surveys of the area and provided the City with its recommendation and cost estimates to repair specific points along the bluff. The issue was further reviewed at the November 14, 2016 capital budget meeting.

At the December 5, 2016 City Council meeting, an agreement with AECOM was approved to provide an update of the 2009 analysis for the remaining portion of the Forest Park bluff that was not evaluated this past summer (Spring Lane to the NBAR). While this area is unrelated to the shallow slope failure on the SBAR, the intent was to provide a comprehensive analysis and the condition of the entire Forest Park bluff system prior to making decisions regarding repairs or future monitoring.

To oversee the update and analysis being performed by AECOM, a workgroup was established consisting of two Aldermen and various residents with related knowledge and interest in bluff and ravine repairs. The workgroup met from December to March and reviewed areas of the bluff's slope movement, various repair options, and recommended next steps to the Public Works Committee. The Public Works Committee met on March 15, 2017 and concurred with the workgroup's recommendations for design and monitoring.

REPAIR AND MONITORING OPTIONS: AECOM provided two options to repair the SBAR. Option 1 included installation of a soldier pile wall costing approximately \$1.4-\$1.6 million dollars. Option 2 included lowering the road by approximately five to eight feet, removing the fill, and flattening the steep slopes below the road. The probable cost for this option is approximately \$930,000-\$990,000. Not only is this option less expensive, but it is superior in

Additional Engineering Firm Reviewed the Remaining Bluff Area to be

Analyzed Approval of an Agreement to Analyze the

Bluff Adjacent to South Beach Access Road **Reviewed South Beach Access Road Bluff**

Movement

terms of the degree of slope stabilization that can be accomplished and reduces future slope maintenance.

The ravine adjacent to the NBAR is approximately 400 feet long and has experienced significant degradation of its bottom and side slopes. This degradation could eventually affect the access road itself. Restoration work on this ravine would include repair to drainage pipes, culverts, drops structures, and would flatten some slopes by reconstructing portions of the ravine. The probable cost to repair this ravine is approximately \$200,000-\$400,000.

Finally, the central bluff area from the SBAR to Spring Lane contains very steep slopes. The analysis of this area concluded that a good portion of it is considered marginally stable. The slopes can stand at steep angles but tend to creep over time. With the walkway down to the beach being in this area, it is recommended that a monitoring program be put in place and data collected over the next three years. The instruments used to monitor these slopes will provide minor slope movement and stress data and will identify any areas where intervention may be required.

BUDGET/FISCAL IMPACT: For FY 2018, \$1,446,282 is budgeted for the design, monitoring, and repair of Forest Park's bluffs and ravines. To minimize the impact on boaters using the boat launch area, repairs to the SBAR are scheduled to begin in mid-September and be completed by Thanksgiving. Repair costs to the NBAR are not included in the estimate at this time, as further field work and permitting through federal agencies is required. Staff intends on budgeting the proposed NBAR ravine repair in the FY 2019 capital improvement budget.

Item	Proposed / Estimated Amount	
SBAR Design*	\$ 109,500	
NBAR Design*	\$ 49,900	
Walkway Ramp Area Monitoring* (3yr)	\$ 60,000	
SBAR Construction	\$ 990,000	
SBAR Construction Contingency (10%)	\$ 99,000	
Construction Engineering (5%)	\$ 49,500	
Total	<u>\$1,357,900</u>	
Budget	\$1,446,282	
Estimated Amount Under Budget	\$ 88,382	

The proposed cost breakdown of both design and construction costs are as follows:

*AECOM services being requested for approval

Both the Forest Park Bluff Stability Workgroup and the Public Works Committee strongly believe that with their extensive background, knowledge, data, and modeling of the entire Forest Park Bluff system, AECOM be recommended to complete the necessary designs and monitoring of the walkway ramp area.

Therefore per section 9.0-K (existing relationships) of the City's purchasing directive, the Public Works Committee is recommending waiving the formal request for proposals and evaluation process and enter into an agreement with AECOM for the above noted services. With the design of the SBAR taking upwards of three months and in order to have a design completed in case of a catastrophic failure of SBAR's bluff, the Public Works Committee is recommending approval this evening so that design can begin immediately.

It is estimated that \$40,000 of the \$109,500 SBAR design expense will be spent during the remaining six weeks of FY 2017. Therefore the \$40,000 will be funded by advancing amounts to be budgeted in the FY2018 annual budget.

Below is a summary of analysis budget:

FY2017/2018 Funding Source	Amount Budgeted	Amount Requested	Budgeted? Y/N
Capital Improvements Fund (Advance of FY18 Budget Allocation)	\$0	\$40,000	Ν
FY18 Capital Improvement Fund	\$1,446,282	\$179,400	Y

If necessary, a FY2017 supplemental appropriation will be submitted for City Council approval at the end of the year.

<u>COUNCIL ACTION</u>: Acknowledge the exception noted in Section 9.0-K of the City's Purchasing Directive, and approve an agreement with AECOM to provide design documents and monitoring services for the Forest Park Bluff in the amount of \$219,400.

4. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of the March 6, 2017 City Council Meeting Minutes

A copy of the minutes can be found on **page 61**.

<u>COUNCIL ACTION:</u> Approval of the Minutes

2. Approval of a First Amendment to the Water Tower and Ground Lease Agreement between The City of Lake Forest and AT&T Wireless Services

STAFF CONTACT: Mike Strong, Assistant to the City Manager (810-3680)

PURPOSE AND ACTION REQUESTED: The Property & Public Lands Committee recommends approval of a First Amendment to an existing Water Tower and Ground Lease Agreement between the City and AT&T Wireless Services for lease of a portion of the premises located at 1381 W. Kennedy Road, in Lake Forest.

BACKGROUND/DISCUSSION: In 2000, the City entered into a 20-year agreement with AT&T Wireless Services to lease space on the water tower located at 1381 W. Kennedy Road.

The Tenant has leased space atop the roof of the water tower sufficient to accommodate cellular antennas, at approximately the 175 foot level, with ground space of the water tank of

approximately 750 square feet to support these services. The Tenant is not requesting any additional space or modifications to their existing footprint on the site.

The proposed amendments generally represent a continuation of the terms of the existing lease for a period of up to 15 additional years. The only significant changes worth noting in the amendments are a reduction in the annual base rental increase, which has been reduced from 5% to 3.5%, and a one-time \$4,000 renewal payment that would be payable to the City.

A full copy of the First Amendment can be found on **page 65** of this packet.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Property & Public Lands Committee	08/29/16	Final review and Approval Granted
Property & Public Lands Committee	06/29/16	First Amendment Introduced

<u>COUNCIL ACTION</u>: Authorizing the City Manager and City Clerk to execute a First Amendment to the Water Tower and Ground Lease Agreement between the City of Lake Forest and AT&T Wireless Services.

3. Authorization to Issue Reimbursement for City Work Costs Related to Clean-up of the City's Former Municipal Services Site.

Staff Contact: Catherine J. Czerniak, Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: City Council action is requested to authorize the City Manager to reimburse Focus Development for costs incurred in the performance of Unforeseen City Work at the former Municipal Services site. This is the second in a series of reimbursements anticipated as site work continues.

BACKGROUND/DISCUSSION: In February, 2015, the City Council directed that the environmental cleanup of the former Municipal Services site get underway. The cleanup work included testing and investigation, demolition of all of the above ground structures, removal of all known underground slabs, foundations and tanks, hauling and proper disposal of impacted soils, removal of utilities and preparation and filing of the necessary reports in order to obtain a letter of No Further Remediation. A No Further Remediation Letter was received by the City in September, 2016.

Consistent with the terms of the sale of the City's former Municipal Service Site, and as detailed in the Redevelopment Agreement, the City is required to reimburse Focus Development for costs related to Unforeseen City Work. In February of this year, the City Council authorized reimbursement to Focus Development for Deferred City Work which included the removal of monitoring wells and portions of water and sewer lines left on the site after the completion of the City's clean-up work because removal could be handled more efficiently as part of the developer's site preparation work. The reimbursement also covered

the first phase of costs related to Unforeseen City Work including the removal of four underground storage tanks, slabs and foundations discovered by Focus Development during excavation for the new buildings and underground garages.

The current request for reimbursement includes additional costs related to the underground structures noted above and includes costs incurred to date related to removal of a fifth underground storage tank and soil remediation related to that tank as well as reimbursement for the cost of removal of additional slabs that were uncovered. The work completed, the contractors who performed the work, and the associated costs are summarized below.

Unforeseen City Work	Contractors	Cost of Work
Additional costs associated with	Apex Companies	\$ 4,708.75
the removal of first four	Grace Analytical	
underground storage tanks.	Labs	\$ 170.00
Removal of fifth underground		
storage tank and associated	Apex Companies	\$ 4,390.00
contaminated soil and water.	RW Collins Co.	\$79,270.13
Removal of unforeseen	Grace Analytical	
foundations and slabs near fifth	Labs	\$ 1,785.00
storage tank.	John Keno and	
Removal of foundations and slabs	Co.	\$ 9,912.00
encountered during the extension	Berger Excavating	
of a new sanitary sewer.	Contractors, Inc.	\$ 2000.00

The above direct contractors' costs were reviewed by the City's consultant, JHA, and found to be reasonable based on the scope of work. Review of requests for reimbursement for additional City Work is underway and once the review and verification is completed, additional requests for reimbursement will be presented to the City Council for consideration.

The amount authorized by the City Council and paid to date for unforeseen City work costs totals \$41,806. The anticipated total cost of unforeseen City work is \$250,000.

BUDGET/FISCAL IMPACT: The cost of the site cleanup is reimbursable through funds generated by the TIF District.

Authorization to issue reimbursement as detailed below is requested.

FY2017 Funding Source	Amount Budgeted	Reimbursement to Focus Development Authorized	Budgeted Y/N
Laurel and Western TIF Fund #322-2501-499-77-05	\$1,548,469	\$102,235.88	Yes

<u>COUNCIL ACTION</u>: Authorize the City Manager to issue reimbursement to Focus Development for direct costs related to Unforeseen City Work completed in the amount of \$102,235.88 consistent with the Redevelopment Agreement.

4. Consideration and Approval of a Resolution as part of a Grant Request for Greenest Region Compact 2, Relating to the Replacement of Outdated Equipment

STAFF CONTACT: Kevin Cronin, Deputy Fire Chief (810-3865)

BACKGROUND/DISCUSSION: On behalf of the City, The Fire Department has applied for a grant from Com Ed and the Metropolitan Mayors Caucus. While there are many parts to the grant, the Mayors Caucus has requested that participants include the "Greenest Region Compact 2" Resolution included on **page 78**. The grant will aid in replacing an outdated thermal imaging camera and add one additional thermal imaging camera to the City's current fleet. By approving the Resolution, the City will also receive additional points toward the grant. This resolution has been reviewed by Staff and is consistent with the City's sustainability plan.

BUDGET/FISCAL IMPACT: This type of grant is a 50/50 matching grant. The grant request was for \$6,000.00 and the matching funds would come from the Fire Departments budget.

Estimated Project Cost	ComEd Assistance	Local Share	Budgeted?
	Grant 50%	50%	Y/N
12,000.00	\$ 6,000.00	\$ 6,000.00	Y

Below is an estimated summary of Project budget:

<u>COUNCIL ACTION</u>: Request City Council to read and sign Greenest Region Compact 2 Resolution.

5. Consideration of an Ordinance Amending Section 77, schedule III of the City Code Related to the Traffic as Recommended by the Traffic Safety Coordinating Committee (TSCC).

STAFF CONCTACT: Robert Copeland, Deputy Chief of Police, 847-810-3809

PURPOSE AND ACTION: The Traffic Safety Coordinating Committee recommends the addition of two stop signs on Edgewood Road in the following locations: (1) The intersection of Edgewood Road and Spruce Lane, affecting north/ south Edgewood Road traffic. (2) The intersection of Edgewood Road and Noble Avenue, affecting north/south Edgewood Road traffic. The TSCC believes that the addition of stop signs at these two intersections will cause a reduction in speeds traveled on Edgewood, while making the neighborhood safer and not impeding the movement of residents in the area. A copy of the amended ordinance along with a map showing locations can be found beginning on **page 79**.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
Traffic Safety Coordinating Committee	1/23/2017	Recommended Amending the Ordinance to include the additional Stop Signs in the current schedule

Traffic Safety Coordinating Committee	9/6/2016	Reviewed Complaints
Traffic Safety Coordinating Committee	12/13/2015	Reviewed Complaints

BACKGROUND/DISCUSSION: The Police Department routinely receives numerous traffic complaints from residents about speeding cars both north and south bound on Edgewood. Those complaints are then passed forward to the TSCC. This issue becomes problematic during the school year with the high volume of cars using Edgewood Road as entry and exit route for Lake Forest High School and Sheridan School. This area is also heavily traveled by students walking to and from the both schools.

BUDGET/FISCAL IMPACT: None

<u>COUNCIL ACTION</u>: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance Amending Section 77, Schedule III of the City Code Related to the Traffic as Recommended by the Traffic Safety Coordinating Committee (TSCC).

6. Consideration of an Ordinance Approving the Vacation of Unused Right-of-Way, a Portion of Tiverton Road. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: Catherine Czerniak, Director of Community Development (810-3504)

On an ongoing basis, City staff, with input and direction from the Property and Public Lands Committee, reviews City owned parcels and unused rights-of-way to determine whether there is an ongoing public need for these remnant parcels. In cases where it is determined that the remnant parcel is no longer needed, vacation is recommended to eliminate long term maintenance obligations for the City and to benefit adjacent private properties. The Tiverton Road right-of-way is not improved with a street and given its location at the west edge of the South Campus of the Northwestern Lake Forest Hospital, will not be needed in the future for access. More than ten years ago, the eastern half of Tiverton Road was vacated to the hospital. Today, this 33-foot strip is a wooded area, with generally low quality vegetation, and serves as a buffer between the residential neighborhood to the west and the hospital.

The Ordinance now before the Council is the first in a series of vacations that will be processed to "clean-up" the remaining portions of Tiverton Road. The right-of-way strip, 33 feet wide by approximately 160 feet in length, will be vacated to the adjoining single family residential property. The City will no longer be responsible for maintenance of the property. The adjacent property owner is interested to see the vacation proceed and intends to enhance the buffer adjacent to the hospital campus.

The City will retain a utility easement through the vacated area. The Ordinance approving the vacation is included in the Council packet beginning on **page 82**. A map illustrating the strip of land proposed for vacation is also included.

<u>COUNCIL ACTION</u>: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving the vacation of a portion of Tiverton Road.

7. Consideration of Ordinances Approving Recommendations from the Building Review Board. (First Reading and if Desired by the City Council, Final Approval)

STAFF CONTACT: Catherine Czerniak, Director of Community Development (810-3504)

The following recommendations from the Building Review Board are presented to the City Council for consideration as part of the Omnibus Agenda.

350 W. Everett Road - The Building Review Board recommended approval of a replacement residence and attached garage. The prior house on this property was demolished based on approval granted several years ago. Public testimony included comments from the Lake Forest Preservation Foundation recommending simplification of the front elevation and comments from a neighbor stating overall support for the project and asking that the drainage plan be carefully reviewed. The Board directed that consideration be given to some simplification of the architectural elements on the front elevation and confirmed that the City Engineer will review the drainage plan prior to the issuance of a building permit. (Board vote: 4-0, approved)

135 E. Westminster - The Building Review Board recommended approval of demolition of the existing residence and detached garage and approval of a replacement residence and detached garage. The Lake Forest Preservation Foundation commended the petitioner for working with a difficult site to upgrade the property. (Board vote: 4-0, approved)

1400-1440 Skokie Highway - The Building Review Board recommended approval of replacement signage for a business under new ownership. A letter in support of the petition was submitted by the Lake Forest Preservation Foundation. (Board vote: 4-0, approved)

1044 N. Western Avenue - The Building Review Board recommended approval of a lighted sign for a new tenant. No public testimony was presented on this matter. (Board vote: 7-0, approved)

The Ordinances approving the petitions as recommended by the Building Review Board, with key exhibits attached, are included in the Council packet beginning on **page 88**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

<u>COUNCIL ACTION</u>: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions in accordance with the Building Review Board's recommendations.

8. Consideration of an Ordinance Approving a Recommendation from the Historic Preservation Commission. (First Reading and if Desired by the City Council, Final Approval)

> STAFF CONTACT: Catherine Czerniak, Director of Community Development (810-3504)

The following recommendation from the Historic Preservation Commission is presented to the City Council for consideration as part of the Omnibus Agenda.

1115 E. Illinois Road - The Historic Preservation Commission recommended approval of a side and rear addition to a historically significant house to allow the long time owners to "age in place". Approval of a building scale variance is also recommended to accommodate the addition. A letter in support of the project was submitted by the Lake Forest Preservation Foundation. Two neighboring property owners expressed support for the project and asked that attention be given to providing additional landscape screening on the property and that efforts be made to not exacerbate and if possible, improve upon, the existing drainage situation. The petitioner agreed to work with the neighbors on both issues. (Commission vote: 6 - 0, approved)

The ordinance approving the petition with conditions of approval as recommended by the Historic Preservation Commission, with key exhibits attached, is included in the Council's packet beginning on **page 120**. The Ordinance with complete exhibits is available for review in the Community Development Department.

<u>COUNCIL ACTION</u>: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinance approving the petition in accordance with the Historic Preservation Commission's recommendation.

9. Consideration of Ordinances Approving Recommendations from the Zoning Board of Appeals. (First Reading, and if Desired by the City Council, Final Approval)

STAFF CONTACT: Catherine Czerniak, Director of Community Development (810-3504)

The following recommendations from the Zoning Board of Appeals are presented to the City Council for consideration as part of the Omnibus Agenda.

135 E. Westminster – The Zoning Board of Appeals recommended approval of variances from lot in depth setbacks to allow a replacement house and detached garage to be constructed following the demolition of the existing house and garage. The replacement house and garage will be located in generally the same footprint as the existing house and garage. The property is part of a cluster of structures constructed in the 1920's and later subdivided. One letter was received from a neighbor stating overall support for the project and asking that a plan for parking during construction and materials staging be developed to avoid congestion in the neighborhood. The Board directed staff to work with the petitioner to minimize congestion on the site during construction. (Board vote: 6 - 0, approved)

555 Cherokee Road – The Zoning Board of Appeals recommended approval of a variance from the front yard setback to allow expansion of a driveway in excess of the width permitted by the Code to accommodate parking and facilitate movements into and out of the garage. A letter of support was received from a neighboring property owner. (Board vote: 6 - 0, approved)

The Ordinances approving the petitions as recommended by the Zoning Board of Appeals, with key exhibits attached, are included in the Council packet beginning on **page 131**. The Ordinances, complete with all exhibits, are available for review in the Community Development Department.

<u>COUNCIL ACTION</u>: If determined to be appropriate by the City Council, waive first reading and grant final approval of the Ordinances approving the petitions in accordance with the Zoning Board of Appeals' recommendations.

COUNCIL ACTION: Approval of the nine (9) Omnibus items as presented

6. ORDINANCES

7. ORDINANCES AFFECTING CODE AMENDMENTS

10. NEW BUSINESS

11. ADDITIONAL ITEMS FOR COUNCIL DISCUSSION

1. EXECUTIVE SESSION

 pursuant to 5ILCS 120/2, (21), The City Council will be discussing, annual review of the minutes mandated by Section 2.06 of the Open Meetings Act and 5ILCS 120/2 (c), (5), The City Council will be discussing the consideration of Land Acquisition.

Adjourn into Executive Session

11. ADJOURNMENT

Office of the City Manager

March 15, 2017

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Robert R. Kiely, Jr., at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.



Volunteer List

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Contact Info

- First Name: Nicholas
- Last Name: Peters
- E-mail: nicholas.a.peters73@gmail.com
- Title: Managing Director and Chief

Financial Officer

- Organization:
- Address: 1079 Jensen Drive
- Address Line 2:
- City: Lake Forest
- State: Illinois
- Zip: 60045
- Mobile Phone: (847) 651-2252
- Home Phone: (847) 651-2252
- Notes:

Resident Data/Stats

- Ward:
- Precinct:
- US Citizen:
- Registered Voter: Yes
- Lake Forest Resident since(YYYY):2003

Ward 3

Yes

- Business Name:
- Type of Business:
- Business Phone: (847) 295-4239
- Position:
- Date of Birth (Optional):
- Education:

University of Dayton (Undergradulate; Business; Accounting Major) Certfied Public Accountant (Active) American Institute of Certified Public Accountants Standford University Directors College (Course work for public company directors)

- Spouse's Name: Julie Peters
- Children's Birth Years:2007 and 2010

Interest in Community Positions

- Audit Committee: Consider Me For this Position In the Future
- Board of Fire & Police Commissioners: No Interes *t* A *t* This Time
- Elawa Farm Commission: I Am Currently Applying For This Position
- Fireman's Pension Fund Board of Trustees: Consider Me For this Position In the Future
- Police Pension Fund Board of Trustees: Consider Me For this Position In the Future
- Other Positions:

Other Considerations

Please list any regular commitments or travel that would interfere
with your attendance at scheduled meetings:

I am on several corporate boards where the schedule is already se*t* for 2017; this would no*t* be an issue post-2017

Please list any current or previous community service activites, interests, directorships, etc. – public or private. For each activity

please indicate years served and positions held:

Board of Directors - CPI Card Group (NASDAQ -PMTS); 2006 - current; Chairman of the Audit Committee (2010 - 2016); Nomination and Governace Committee (2015 - Current) Board of Directors - Questco (2016 - Current); Chairman of the Board of Directors; Chairman of the Audit Committee Board of Directors - Certified Recycling (2015 -Current); Chairman of the Board of Directors Board of Directors - BFG Supply Company (2010 -Current); Chairman of the Board of Directors; Chairman of the Audit Committee Board of Directors - MedTorque, Inc.; Audit Committee Previously Board Appointments: Keyes Packaging Group (2005 - 2011) and Comweb Group (2006 - 2008) Parallel49 Equity - Investment Committee

Please list other activities, specialized skills, knowledge, or professional experience that would contribute to your effectiveness in the position(s) for which you are applying or expressing possible future interest:

BFG Supply (see above) is the larges *t* Midwest distributor o*f* supplies to greenhouses and nurseries.

I am also a new residen*t* to Middlefork Farms and my son is very involved in the programs a*t* Elawa and Wildlife Discovery Center.

Parallel49 Equity is a private equity firm that manages \$1 billion of capital for institutional investors. We have acquired and built over 70 companies during our 20 year history. I would seek to bring this background to contribute to the growth and development of Elawa.

1/2

- References (Optional):
- Please state briefly why you are volunteering to serve The City ofLake Forest:

To suppor t the continued growth and developmen t of Elawa Farm

Please list any interests or activities that could lead to, or BE PERCEIVED as, a conflict of interest if you become a candidate or

appointee.:

Elawa is not a customer of BFG Supply (see above), but could be in the future.

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Volunteer List

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Contact Info

•	First Name:	Megan
•	Last Name:	Engelberg
•	E-mail:	megan.engelberg@yahoo.com
•	Title:	stay at home mom and exercise coach
•	Organization:	
•	Address:	1239 N. Cascade Ct.
•	Address Line 2:	
•	City:	Lake Froest
•	State:	IL
•	Zip:	60045
•	Mobile Phone:	(773) 510-1015
•	Home Phone:	(847) 234-3844
•	Notes:	

Resident Data/Stats

- Ward:
- Precinct:
- US Citizen: Yes

Ward 4

- Registered Voter: Yes
- Lake Forest Resident since(YYYY):**1985**
- Business Name:
- Type of Business:
- Business Phone:
- Position:
- Date of Birth (Optional):
- Education:

I have BA in Journalism with an emphasis in Advertising and a minor in Spanish and Psychology from Indiana University

- Spouse's Name: Brent
- Children's Birth Years: 2009, and twins 2007

Interest in Community Positions

• Committee Representing Our Young Adults (CROYA): I Am Currently Applying For This Position

Other Positions:

Other Considerations

- Please list any regular commitments or travel that would interfere with your attendance at scheduled meetings: Please list any current or previous community service activites, interests, directorships, etc. -- public or private. For each activity please
- indicate years served and positions held:

Gorton Drop In Children's Parents Board 2008-2011 St. Mary Guild Circle leader 2009-2012 St. Mary Guild Executive Board- Vice President of Membership 2010-2012 St. Mary Church Prelude co-chair 2015 Member of the School of St. Mary Parents Association 2010-2012 Fundraising committee for the St. Mary Gala 2014 Member of the Everett APT 2012-2016 Board of Education Liaison for District 67 Everett School 2012-2014 Room Parent Everett School 2014-2016 Member of the Sheridan APT 2016-current Room Parent Sheridan School 2016-current Fundraising committee for the Spirit of 67 luncheon 2013 Spirit Board Member 2015-current Home tour Co-chair for the Spirit of 67 2015-current Member of the Women's Health Advisory Counsel Lake Forest Hospital 2012-2016 Member of the Lake County Catholic Charities Board 2014-current Co-chair of the Catholic Charities Kick off party 2014/2016

Please list other activities, specialized skills, knowledge, or professional experience that would contribute to your effectiveness in the

- position(s) for which you are applying or expressing possible future interest:
- References (Optional):
- Please state briefly why you are volunteering to serve The City of Lake Forest:

The city of Lake Forest and the people with in the community have been the back drop and the instrumental parts of some of my absolute best memories. I grew up in Lake Forest, was married at the Deerpath Inn and am now raising a family of my own with in this city. I love Lake Forest and the community that makes up this great town. I feel that being involved and staying informed is the best way to give back to something that you care about and support. I would be thrilled to be involved with the youth of the town and CROYA.

Please list any interests or activities that could lead to, or BE PERCEIVED as, a conflict of interest if you become a candidate or appointee.:

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Summary of Proposed Code Amendments Related to On Site Private Sewage Systems

- The Code is aligned with the requirements of the Lake County Code and now requires connection to public sewer (rather than utilization of an onsite private sewage system) if any property line of a property is within 250 feet of a public sewer. Note that this regulatory standard is not entirely consistent with the regulations of the Illinois Department of Public Health's regulations for issuing septic permits, but the actual septic permits are to be issued by the Lake County Health Department, not the City.
- An Annual Certification Program is established which requires owners of properties with on site sewage treatment systems to submit documentation to the City, on an annual basis, of regular maintenance, proper operation and confirmation that no health or environmental hazard exists. In cases where a cross connection previously authorized by Lake County exists, Certification must be submitted to the City on a semiannual basis.
- Conditions under which continued interim use of an existing on-site sewage system may continue are detailed.
- Conditions under which connection to the public sewer system may be required by the City are detailed.
 - In general, the language is updated and clarified.
 - Outdated language and language that is fully covered in an updated format in the local and State Plumbing Codes is deleted to avoid duplication and inconsistencies.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2017 -

AN ORDINANCE AMENDING SECTION 150.384 – "SEWAGE AND SEWAGE DISPOSAL" OF THE CITY CODE

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, from time to time it is appropriate to review, update and modify the City Code of Lake Forest (the "City Code") to assure that it appropriately reflects current practices and trends, is clear, and addresses new issues that may arise; and

WHEREAS, at the direction of the City Council, the Public Works Committee reviewed Section 150.384 of the City Code and considered updates and clarifications; and

WHEREAS, the City's Comprehensive Plan states that all existing and future development should be served by a public sanitary sewer; and

WHEREAS, the City has, on an ongoing basis, worked with owners of properties currently served by private sewage treatment systems to plan for and provide funding mechanisms to support the extension of public sewers to make them accessible; and

WHEREAS, the City has determined that connection to the public sanitary sewer, and decommissioning of private sewer treatment systems, when public sewer is accessible, benefits the health, environment and general welfare of the community; and

WHEREAS, the Mayor and City Council, having considered the recommendation of the Public Works Committee, have determined that adopting this Ordinance and amending Chapter 150.384 of the City Code relating to sewage systems, hereinafter set forth, will be in the best interests of the City and its residents; NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

SECTION TWO: <u>Amendment to Section 150.384.</u> Section 150.384, entitled "Sewage and Sewage Disposal," of the City Code is hereby amended as follows:

 Section 150.384 is hereby amended in part and shall hereafter be and read as reflected in Exhibit A which is attached hereto and made a part hereof.

SECTION THREE: <u>Recordation</u>. The City Clerk is hereby authorized and directed to cause a certified copy of this Ordinance to be recorded in the Office of the Lake County Recorder so that this Ordinance is a matter of record for all properties within the corporate limits of the City.

SECTION FOUR: Effective Date. This ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of ____, 2017 AYES: NAYS: ABSENT: ABSTAIN: Approved this day of , 2017

Mayor

ATTEST:

City Clerk

Exhibit A

Amended Section 150.384 (with blackline amendments)

§ 150.384 SEWAGE AND PRIVATE SEWAGE TREATMENT SYSTEMSSEWAGE DISPOSAL.

(A) Sanitary Sewer. Each premises requiring sanitary sewer service shall have a separate and independent connection to a public sanitary sewer where a public sanitary sewer is available or accessible. If a sanitary sewer is not available in the public street or alley abutting a property requiring sewer service, or there is no public sanitary sewer accessible within 500 feet from any of the property lines, accessible to a property, then a private sanitary sewer and sewage treatment system may be constructed and maintained within the property limits at the expense of the owner subject to first obtaining all required approvals from the Barn County Health Officer. Plans and specifications for private sanitary sewers and sewage treatment systems shall, in addition to being submitted to Lake County, be submitted to and are subject to approved approval by the City Council or its duly authorized designee before construction is started. For purposes of this section, a public sewer shall be deemed "accessible" if available in the public street or alley abutting a property requiring sewer service; or the public solver is located within 250 feet from any of the property lines of a single family dwelling and 1,000 feet from the nearest property boundary of a non-residential, multi-family or subdivision property boundary. The owner of any property requiring sanitary sewer services, and corrently dependent upon the use of private sewers and treatment systems shall within six months, after the completion of a public sanitary sewer in a public street, way or easement upon which such property abuts, or which makes the sanitary sewer accessible as defined above such connect the sanitary sewer from such property into the public sanitary sewer in the manner provided by ordinance and thereupon discontinue the use of any private sewage treatment system wiless the City Council, in its sole discretion, finds that the conditions of Section 150 384(B) are satisfied.

(B) Existing Provide Second System – Interim Continued Use Permitted. Notwithstanding any State, Covery of social reactions to the contrary, Jin areas where new sanitary sewers are installed and, in areas where sanitary sewers are currently in place and existing invellingstructures are served by private sewage treatment systems, the <u>City will not</u> require existing buildings to connect some diately to a public sewer if, upon request of the property owners, may be permitted to continue using a private sewage disposal system with the approval of the City Council trads that (i) at least one of subject to the following conditions 1 through 5 are intra, and (ii) conditions 6 through 8; are met and will continue to be satisfied.

(1) Processing private sewage treatment system has been tested and certified by the City Health Officer, or his or her Deputy, to be in satisfactory working condition;
 (21) The property is within a Special Service Area established by the City and

(21) The property is within a Special Service Area established by the City and the assessment period has not yet terminated.

(2) The residence to be served would require a sanitary sewer service of more than 500 lineal feet; and

(3) Due to the surrounding pattern of development and the location of the existing public sanitary sewer, the property cannot reasonably be served;

(4) A unique lot configuration or the topography of the site makes the extension of public sanitary sewer service particularly difficult or complex;

(5) The property is in an area likely to experience future subdivision and development resulting in a logical extension of public sanitary sewer service into the area by which the property will be served.

(36) Evidence is submitted to the Director of Community Development that The execution of a covenant, approved by the City Attorney, is by the owner, to be recorded with the County Recorder of Deeds documenting that public sanitary sewer is accessible to the property and that continued use of a Private Sewage System is authorized only on an interim basis.

(7) The property is in full compliance with the Certification requirements set forth in Section 150.384 (D)., agreeing to connect the building to the sanitary sewer at the time of any subdivision of the owned premises, or at any time that it is determined that a private sewage treatment system can no longer function in a manner subsfactory to the City Health Officer.

(8) No unauthorized effluent is being discharged to storm sewers, streams or other overland water courses and no cross connection exists between the private sanitary sewer system and any storm sewer; except that cross connections permitted and approved by Lake County and in full compliance with the City's certification requirement as set forth in Section 150.384(D) may be maintained (such cross connections hereinafter being referred to in this Section as an "Authorized Connection"),

(C) Sanitary Sewer Connection Required. If, in the determination of the City, public sanitary sewer system is determined to be accessible as defined in Section 150.384(A), connection to the public sewer system is required:

(1) for any subdivision of property:

(2) if all required Certifications of maintenance and proper operation of the private sewage system are not submitted in accordance with City requirements or if any such Certification shows deficiencies in maintenance or operation of the system;

(3) if replacement or significant repair of the system is required by Lake County or deemed necessary by an authorized inspector;

(4) as a condition of the issuance of a permit authorizing the demolition of 50% or more of the existing dwelling:

(5) as a condition of the issuance of a permit authorizing an expansion of the square footage of the dwelling by 50% or more;

(6) as a condition of the issuance of a permit authorizing the upgrading or addition of plumbing fixtures that trigger expansion or enhancement of the private sewage system in any form;

(7) if a cross connection (other than an Authorized Connection) exists and, after notification by the City, the property owner fails to take corrective action to eliminate said cross connection within 60 days of the date of the notice;

(8) at any time that it is determined by the City or Lake County that the private sewage system can no longer function in a satisfactory manner.

(D) Certification of Maintenance and Proper Operation Required. The owner of any property within the City limits served by a private sewage treatment system is required to submit certification to the Director of Community Development on an annual basis (or, for a private

sewage treatment system with an Authorized Connection, on a semi-annual basis) in accordance with the following:

(1) Certification must be submitted by a State Licensed Private Sewage Disposal System Installation Contractor, Environmental Health Practitioner, Illinois Department of Public Health agent, local health department agent or a Licensed Professional Engineer.

(2) Certification must include dates of inspection of the on site system and verification that said system is operating in full compliance with applicable State, County and local regulations; that no cross connections to a storm sewer exist (excluding Authorized Connections) and that the system does not present a health or environmental hazard.

(3) Certifications must be submitted in accordance with deadlines established by the Director of Community Development.

(4) In addition to the required Certifications, as a condition of issuance of any transfer stamp pursuant to Sections 39.155 et seq. of the City Code, a Certification meeting the requirements of this Section 150.384(D) must be filed with the Director of Community Development that is dated not more than 120 days prior to the issuance of such transfer stamp.

(GE) Non-Single Family Residential Buildings. No apartment house, lodging house, hotel, restaurant, hospital, school, clubhouse, convent or similar building or use shall hereafter be erected or established in the city unless there is a public sanitary sewer in the street abutting thereon or a private sewer connecting directly with a public sanitary sewer. Every such building shall have its plumbing system connected with a public sanitary sewer before being occupiedreceiving a final certificate of occupancy. However, during the pendency of the prohibition against sewer connections by the North Shore Sanitary District in compliance with the order served upon it by the State Pollution Control Board, a private sewage disposal system may be installed to serve a school or hospital upon the following conditions:

 (1) That permits be obtained, as required by law or regulations, from all governmental and municipal agencies;

(2) That there is a simultaneously installed sanitary sewer service line to the public sanitary sewer main, complete except only for its connection to the public sanitary sewer main;

(3) That a deposit in the amount of the usual sewer tap fee and in the further sum, as set out in the fee schedule, is made by the applicant to insure satisfactory and proper completion of such connection to the sewer main when such connections are permitted by the North Shore Sanitary District and/or the State Pollution Control Board;

(4) No such sewage disposal system nor any portion or component thereof may be installed in any required side yard nor closer than ten feet of any lot line;

(5) Provided that the applicant agrees, in writing, to disconnect such sewage disposal system and make the connections referred to in division (C)(3) above within ten days of the termination of the prohibition above referred to;

(6) That the entire installation conform to all applicable ordinances of the city; and

(7) That the city be provided with such agreements, bonds and insurance policies as the City Council deems necessary or desirable to protect the city against any and all obligation or liability arising in any manner out of the installation and operation of such private sewage disposal system.

Comment [CC1]: No longer applicable - outdated.

 $(\underline{\Theta}\underline{F})$ Rain or surface water, including that from roofs, areaways, pavements and footing drains, shall not be discharged into or through a private sewage treatment system or a public sanitary sewer. Surface water may be discharged into an acceptable storm sewer.

(EG) Rain or surface water may not be discharged into leaching fields.

(F<u>H</u>) Private sewage treatment systems. <u>The following shall apply as minimum</u> technical standards. All private sewage treatment systems must also be in full conformance with all applicable Lake County Code provisions and applicable State regulations.

(1) Any effluent discharged into streams, storm sewers or other flowing watercourses shall conform to the minimum regulations set forth in the *Water Pollution Regulations of Illinois* published by the State Environmental Protection Agency. <u>Cross connection to the storm sewer shall be remedied in accordance with applicable Code and legal requirements</u>

Testing.

(a) Aerobic sewage treatment systems shall be periodically checked. A maintenance contract indicating service once every three months shall be secured by the owner of the premises. A copy of the contract shall be kept on file in the Department of Community Development.

(b) Tests to determine the quality of the effluent shall be conducted by the Department of Community Development at one month intervals or at the request of the Director of said Department. The test shall be made at the expense of the owner of the property served and the results of the test shall be certified by a qualified laboratory licensed by the state.

(32) Private sewage treatment tanks of congrete shall be constructed in <u>full</u> <u>compliance with Lake County regulations</u>, accordance with detailed drawing and specifications on file in the Office of the Director of Community Development.

(4) (a) A catch basin grease trap to receive kitchen waste shall be installed in conjunction with private sewage treatment works where the only means of disposal of treated effluent is by seepage or leaching into the soil. Effluent from the catch basin shall be piped to the septic tank.

(b) Catch basins built on private property shall be constructed of precast reinforced concrete or segmental concrete block with a four inch thick concrete bottom. The joints shall be mortared on the inside and outside so as to make a water tight basin. The basin will have a sump of not less than four feet and the top of the basin shall be at grade. The outlet shall be a service weight cast iron quarter bend fitting not less than 12 inches end to center. A cast iron T fitting shall be installed within three feet of the grease trap with extension to grade and terminated with a cleanout ferrule. The basin and cleanout detail is further described in Graphic 2 in § 150.400.

(c) Catch basins shall be located a minimum of ten feet or more from a foundation wall.

(53) Private sewage treatment systems shall not be constructed or installed on any lot or tract where the only means of disposal of treated effluent is by seepage or leaching into the soil, unless percolation tests have been made at the site under the supervision of the County Health Department, and the results of the tests have been approved by the Health Department. The methods of conducting the tests shall be as required by the County Health Department. Comment [CC2]: Outdated language.

(64) A permit from the County Health Department for the construction of a sewage disposal field shall be submitted to the Office of the Director of Community Development prior to the issuance of receiving a building permit by the City authorizing any construction requiring a private sewage system.

(7) Leaching fields.

(a) The area of leaching fields shall be as required by the Health Department, but not less than 1,200 square feet of bottom area. The maximum width of a trench shall be three feet, and the distance between trenches shall not be less than three times the width of the trench. Trenches shall be dug not deeper than three feet with bottoms pitched not more than two inches in 100 lineal feet. Each trench shall be dug to the same grade or provided with concrete drop or distribution boxes which will provide for even distribution over the entire field. (b) A six inch thick bedding of washed gravel (size one-half inch to

three-fourths inch) shall be placed in the bottom of the trench. Four-inch clay field tile or extra heavy corrugated perforated plastic pipe shall then be laid the full length of the trench and covered with a minimum of six inches of washed gravel (size one half inch to three fourths inch). The bedding material shall then be covered with a two inch layer of washed pea gravel to support the backfill. Backfill shall be black organic soil.

(8) Tank requirements.

(a) Aerobic sewage treatment systems shall be provided with a minimum 500 gallon trash tank to receive waste prior to treatment through the aeration compartment. Aeration compartments shall have a minimum 850 gallon holding capacity.

(b) A minimum 500 gallon settling tank shall be provided to receive effluent from the aeration compartment, followed by a sand filter not less than 18 feet by 20 feet or a leaching field.

(c) Effluent from a sand filter shall be deposited into a chlorination tank having a reservoir capacity of not less than 25 gallons, followed by an inspection box of the same capacity, followed by connection to an approved acceptable storm sewer. The inspection ports shall be used for adding of chlorine and securing effluent samples for testing.

(9) The typical aerobic sewage treatment (Graphic 6 in § 150.400), shall be used to graphically interpret the requirements of this section.

(10) Aerobic sewage treatment systems shall only be permitted as interim facilities on lots when no public sanitary sewers are available or accessible, but where storm sewers are available for discharge of the effluent and only until public sanitary sewers are available or accessible, at which time the aerobic sewage treatment system shall be abandoned and the premises connected to the public sanitary sewer as provided in division (A) above. (11) Garage floor drain.

(a) There shall not be a direct connection between any garage or service station floor drain to the sanitary drainage system.

(b) Residential garage floor drains shall be connected to a single cast iron separator basin which shall be provided with a two inch vent through the roof by means of a two inch by four inch increaser with a trap on the inlet side and outlet side.

(c) Floor drains in public garages, service stations and motor repair area and multi-family buildings with underground parking shall be required to have a triple basin type separator system. Each separator shall be baffle trapped on the inlet and outlet side. The top of the separator system shall be installed no more than one foot below the finished floor level for ease of cleaning and inspection. **Comment [CC3]:** Fully addressed with updates in the Lake County Code.

(d) Each floor drain shall be vented.		
(e) Clean outs shall be installed as required in § 150.387(E)(3)(a).		
(f) Separators shall be provided with individual two-inch vents,		
connected six inches above the flood level of the floor drain or drains and continued through the		
roof by means of a two inch by four inch increaser. Final discharge of the separator shall be to		
the sanitary sewer.	Comment [CC4]: Fully addressed in Plumbing	
(12) Catch basin.	Section of the City Code.	
(a) A catch basin to separate grease shall be installed for all		
commercial food preparation establishments. The basin shall be constructed and installed as per		
the illustration in Graphic 2 in § 150.400.		
(b) Catch basins shall be located a minimum of ten feet from the		
foundation walls. A four foot minimum inside diameter is required.	Comment [CC5]: Fully addressed in the State	
(Prior Code, § 9-187) (Ord. 898, passed 11-5-1973; Ord. 936, passed 1-6-1975; Ord. 974, passed	Plumbing Code.	
1-17-1976; Ord. 94-11B, passed 4-21-1994)		

Exhibit A

Amended Section 150.384 (clean version)

§ 150.384 PRIVATE SEWAGE TREATMENT SYSTEMS,

(A) Sanitary Sewer. Each premises requiring sanitary sewer service shall have a separate and independent connection to a public sanitary sewer where a public sanitary sewer is available or accessible. If a sanitary sewer is not accessible to a property, then a private sanitary sewer and sewage treatment system may be constructed and maintained within the property limits at the expense of the owner subject to first obtaining all required approvals from the Lake County Health Officer. Plans and specifications for private sanitary sewers and sewage treatment systems shall, in addition to being submitted to Lake County, be submitted to and are subject to approval by the City Council or its duly authorized designee before construction is started. For purposes of this section, a public sewer shall be deemed "accessible" if available in the public street or alley abutting a property requiring sewer service, or the public sewer is located within 250 feet from any of the property lines of a single family dwelling and 1,000 feet from the nearest property boundary of a non-residential, multi-family or subdivision property boundary. The owner of any property currently dependent upon the use of private sewers and treatment systems shall, within six months after the completion of a public sanitary sewer in a public street. way or easement upon which such property abuts or which makes the sanitary sewer accessible as defined above, shall connect the sanitary sewer from such property into the public sanitary sewer in the manner provided by ordinance and thereupon discontinue the use of any private sewage treatment system unless the City Council, in its sole discretion, finds that the conditions of Section 150.384(B) are satisfied.

(B) Existing Private Sewage System – Interim Continued Use Permitted. Notwithstanding any State, County or local regulations to the contrary, in areas where new sanitary sewers are installed and in areas where sanitary sewers are currently in place and existing structures are served by private sewage treatment systems, the City will not require existing buildings to connect immediately to a public sewer if, upon request of the property owner, the City Council finds that (i) at least one of the following conditions 1 through 5 are met, and (ii) conditions 6 through 8 are met and will continue to be satisfied.

(1) The property is within a Special Service Area established by the City and the assessment period has not yet terminated.

(2) The residence to be served would require a sanitary sewer service of more than 500 lineal feet;

(3) Due to the surrounding pattern of development and the location of the existing public sanitary sewer, the property cannot reasonably be served;

(4) A unique lot configuration or the topography of the site makes the extension of public sanitary sewer service particularly difficult or complex;

(5) The property is in an area likely to experience future subdivision and development resulting in a logical extension of public sanitary sewer service into the area by which the property will be served.

(6) Evidence is submitted to the Director of Community Development that a covenant, approved by the City Attorney, is recorded with the County Recorder of Deeds documenting that public sanitary sewer is accessible to the property and that continued use of a Private Sewage System is authorized only on an interim basis.

(7) The property is in full compliance with the Certification requirements set forth in Section 150.384 (D).

(8) No unauthorized effluent is being discharged to storm sewers, streams or other overland water courses and no cross connection exists between the private sanitary sewer system and any storm sewer; except that cross connections permitted and approved by Lake County and in full compliance with the City's certification requirement as set forth in Section 150.384(D) may be maintained (such cross connections hereinafter being referred to in this Section as an "Authorized Connection"),

(C) Sanitary Sewer Connection Required. If, in the determination of the City, public sanitary sewer system is determined to be accessible as defined in Section 150.384(A), connection to the public sewer system is required:

(1) for any subdivision of property;

(2) if all required Certifications of maintenance and proper operation of the private sewage system are not submitted in accordance with City requirements or if any such Certification shows deficiencies in maintenance or operation of the system;

(3) if replacement or significant repair of the system is required by Lake County or deemed necessary by an authorized inspector;

(4) as a condition of the issuance of a permit authorizing the demolition of 50% or more of the existing dwelling;

(5) as a condition of the issuance of a permit authorizing an expansion of the square footage of the dwelling by 50% or more;

(6) as a condition of the issuance of a permit authorizing the upgrading or addition of plumbing fixtures that trigger expansion or enhancement of the private sewage system in any form;

(7) if a cross connection (other than an Authorized Connection) exists and, after notification by the City, the property owner fails to take corrective action to eliminate said cross connection within 60 days of the date of the notice;

(8) at any time that it is determined by the City or Lake County that the private sewage system can no longer function in a satisfactory manner.

(D) Certification of Maintenance and Proper Operation Required. The owner of any property within the City limits served by a private sewage treatment system is required to submit certification to the Director of Community Development on an annual basis (or, for a private sewage treatment system with an Authorized Connection, on a semi-annual basis) in accordance with the following:

(1) Certification must be submitted by a State Licensed Private Sewage Disposal System Installation Contractor, Environmental Health Practitioner, Illinois Department of Public Health agent, local health department agent or a Licensed Professional Engineer.

(2) Certification must include dates of inspection of the on site system and verification that said system is operating in full compliance with applicable State, County and local regulations; that no cross connections to a storm sewer exist (excluding Authorized Connections) and that the system does not present a health or environmental hazard.

(3) Certifications must be submitted in accordance with deadlines established by the Director of Community Development.

(4) In addition to the required Certifications, as a condition of issuance of any

transfer stamp pursuant to Sections 39.155 et seq. of the City Code, a Certification meeting the requirements of this Section 150.384(D) must be filed with the Director of Community Development that is dated not more than 120 days prior to the issuance of such transfer stamp.

(E) Non-Single Family Residential Buildings. No apartment house, lodging house, hotel, restaurant, hospital, school, clubhouse, convent or similar building or use shall hereafter be erected or established in the city unless there is a public sanitary sewer in the street abutting thereon or a private sewer connecting directly with a public sanitary sewer. Every such building shall have its plumbing system connected with a public sanitary sewer before receiving a final certificate of occupancy.

(F) Rain or surface water, including that from roofs, areaways, pavements and footing drains, shall not be discharged into or through a private sewage treatment system or a public sanitary sewer. Surface water may be discharged into an acceptable storm sewer.

(G) Rain or surface water may not be discharged into leaching fields.

(H) Private sewage treatment systems. The following shall apply as minimum technical standards. All private sewage treatment systems must also be in full conformance with all applicable Lake County Code provisions and applicable State regulations.

(1) Any effluent discharged into streams, storm sewers or other flowing watercourses shall conform to the minimum regulations set forth in the *Water Pollution Regulations of Illinois* published by the State Environmental Protection Agency. Cross connection to the storm sewer shall be remedied in accordance with applicable Code and legal requirements

(2) Private sewage treatment tanks shall be constructed in full compliance with Lake County regulations.

(3) Private sewage treatment systems shall not be constructed or installed on any lot or tract where the only means of disposal of treated effluent is by seepage or leaching into the soil, unless percolation tests have been made at the site under the supervision of the County Health Department, and the results of the tests have been approved by the Health Department. The methods of conducting the tests shall be as required by the County Health Department.

(4) A permit from the County Health Department for the construction of a sewage disposal field shall be submitted to the Director of Community Development prior to the issuance of a building permit by the City authorizing any construction requiring a private sewage system.

(Prior Code, § 9-187) (Ord. 898, passed 11-5-1973; Ord. 936, passed 1-6-1975; Ord. 974, passed 1-17-1976; Ord. 94-11B, passed 4-21-1994)

The City of Lake Forest Bluff Stability Analysis Workgroup

Workgroup Members

- Cathy Waldeck, First Ward Alderman, Chairman of the Public Works Committee
- Prue Beidler, First Ward Alderman
- Michael Thomas, Director of Public Works
- Bob Ells, Superintendent of Engineering
- Sally Swarthout, Director of Parks & Recreation
- Chuck Myers, Superintendent of Parks & Forestry
- Mike Bleck, Vice President of Bleck Engineering
- Tom Swarthout, Fourth Ward North Shore Water Reclamation District Trustee
- John Vignocchi, President and CEO of John Keno and Company Construction Services
- Roger Deromedi, City of Lake Forest Resident
- John Sentell, President and CEO of Lake Forest Open Lands
- Bill Weaver, Professional Engineer and Vice President of AECOM Engineering

Workgroup Meeting Summaries

First Meeting (December 19, 2016, City Hall)

Public Works Director Michael Thomas reviewed the history of the work completed at the South Beach Access Road, the Forest Park Bluff Slope area, and the Forest Park Ravine (Spring Lane to N Beach Access Road). He explained the purpose of the Workgroup is to provide the Public Works Committee with one comprehensive recommendation for the bluff areas along the entire Forest Park property. Professional Engineer and Vice President of AECOM, Bill Weaver, reviewed AECOM findings for the three main project areas as well as some initial recommendations. The Workgroup agreed that all the areas should be evaluated and / or monitored. The Workgroup also recommended that AECOM should consider lowering the South Beach Access Road as a potential design option. The Workgroup requested that AECOM present potential design options and cost estimates for the South Beach Access Road, the Forest Park Bluff Slope, and the Forest Park Ravine at the next Workgroup meeting.

Second Meeting (February 6, 2017, MS)

Professional Engineer and Vice President of AECOM, Bill Weaver, presented design options for the South Beach Access Road, the Forest Park Bluff Slope area, and the Forest Park Ravine. He explained that the Workgroup's recommendation of lowering the South Beach Access Road would be the most effective option in terms of cost (estimated \$100,000+ less expensive than the original wall work option) and improving the road. The Workgroup was in agreement and in favor of AECOM's design option of lowering South Beach Access Road. In regards to the Forest Park Bluff area, Bill Weaver presented a three year monitoring program to monitor slope movements. This program would allow the City to identify potential problem areas. The Workgroup was in agreement that a monitoring program for the area was necessary. Finally, Bill Weaver presented the Forest Park north drive ravine design option. It was explained that the slope on the North Beach Access Road was reasonably stable at this point in time, however, the ravine is in a state of progressive failure and has been for some time. The Workgroup was in agreement and in favor of AECOM's design option for the Forest Park Ravine. Hearing the Workgroups recommendations, AECOM was tasked with drafting proposals for engineering services for the South Beach Access Road Bluff Restoration Design, the Forest Park Bluff Steep Slope Monitoring Program, and the Forest Park North Ravine Restoration.

Final Meeting (March 13, 2017, MS)

Professional Engineer and Vice President of AECOM, Bill Weaver, presented and reviewed the proposals for engineering services for the South Beach Access Road Bluff Restoration Design, the Forest Park Bluff Steep Slope Monitoring Program, and the Forest Park North Ravine Restoration. The Workgroup discussed each of the proposals. The Workgroup was in agreement that the City should enter into an agreement with AECOM for the South Beach Access Road Bluff Restoration design based of off AECOM's March 10, 2017 proposal. The Workgroup believed that since time is of the essence for this project, that the City should forgo the request for the RFP process and enter into an agreement with AECOM. The Workgroup felt AECOM was the best firm to complete the engineering design for this project because of their expertise for these types of project, the data and models that they have already acquired and completed, and their extensive knowledge with Forest Park's bluff system. There was also consensus amongst the Workgroup that AECOM should be awarded the contracts for engineering services for the Forest Park Bluff Steep Slope Monitoring Program and the Forest Park North Ravine Restoration. At the end of the meeting, Tom Swarthout motioned to approve the Bluff Stability Analysis Workgroup's recommendation of selecting AECOM for engineering services for the South Beach Access Road Bluff Restoration Design, the Forest Park Bluff Steep Slope Monitoring Program, and the Forest Park North Ravine Restoration. Mike Bleck seconded the motion, which carried unanimously.



AECOM 303 East Wacker Drive Chicago, IL 60601 www.aecom.com

March 1, 2017

Mr. Mike Thomas City of Lake Forest 800 N. Field Drive Lake Forest, Illinois 60045

RE: Forest Park Bluff and Ravine Restoration Feasibility Study Lake Forest, IL --- Project Summary

Dear Mike:

AECOM has completed condition evaluations for bluff and ravine slopes at Forest Park. We were tasked with developing a master plan for restoring the bluffs and ravine to good condition. The study goal is to provide the City of Lake Forest with an assessment of conditions and restoration needs for all bluffs and steep slopes within the Forest Park limits. This feasibility study included examination of the existing bluff conditions for the entire lakefront within Forest Park, and for the ravine located on the north side of the North Beach Access Road. We developed planning level schematic restoration concepts and monitoring recommendations to address issues that have been identified during this study.

The analysis included characterization of slope problems within the park, prioritization of slope restoration areas and recommended approaches for implementation. Preliminary opinions of probable construction cost for recommended solutions are provided such that the City can develop an implementation plan. The following figure illustrates the location of the areas studied:



Study Findings

1. South Beach Access Road

The south beach access road experienced slope failures at the north end of this road segment during 2009. This problem area was restored during 2011. During 2016, areas south of the original repair area experienced slope failures. While it is impossible to know when a given area of the slope will fail in the future, those areas with slopes with steepness ratios of approximately 2:1 or steeper have potential to move or fail. The current AECOM study evaluated all of the bluffs located within the currently active failure zone and other bluff areas located south of the failure area.



Study findings indicate that the bluffs are steep and unstable in many areas along this road. The top portions of the bluff are particularly prone to failure due to the presence of steep slope fills under the road at the top. If the current failure area is repaired, this will not address other areas that could fail in the future. The steepness and characteristics of these slopes imply that the slopes will continue to move and creep in the future. Additional localized failures can be expected in the future.

The figure at right illustrates the condition evaluation results. Those areas shown with red and orange are steep slope areas that are most prone to movements and failure.

The City decided to consider a comprehensive slope restoration solution to reduce the potential for future slope problems. AECOM developed two options to address the slope issues:



Option 1 – construct a soldier pile and lagging wall for the areas of existing and future potential damage. This option would include the construction of an 8 foot high soldier pile and lagging wall to buttress the upper slope, and flatten the slope below the wall. A preliminary opinion of probable cost for this option is approximately \$1.4 to \$1.6 million.



 Option 2 – This option includes a lowering of the road by approximately 5 vertical feet on average. The lower road allows for a flattenting of the steep slopes below the road. This
option would include some wall construction at the very north end of the road to provide a transition from the portion of the road restored during 2011, to the portion that would be restored as part of this project. This option creates flatter slopes for a greater portion of the area when compared to option 1. Maintenance will be reduced. This option will require the removal of approximately 12 trees on the west side of the road and 67 on the east side (>6"dbh). Lake Forest staff have indicated that these trees are not expected to be comprised of significant species. Following is a cross section of the road lowering. A low profile wall will be required at the north end only to provide a transition to the existing slope area.



A preliminary opinion of probable cost for this option is approximately \$930,000 to \$990,000. This cost has been reviewed by John Keno & Company, Inc. and they have indicated that the cost assessment is in line with or potentially higher than what a bid to construct the project would likely be.

The cost estimates are preliminary based on the amount of information available from the feasibility study. The approximate limits of Option 2 road grading are shown in green on the following illustration:



Option 2 is a superior option in terms of the degree of slope stabilization that can be accomplished, cost and the reduction in future slope maintenance.

2. Central Bluff from Parking Lot to Spring Lane

This reach of bluff contains a large wooden boardwalk that allows pedestrians to traverse from the top to the bottom of slope. Following is a picture of the slope and boardwalk and a topography map.



AECOM evaluated the condition of the bluff in this reach. The slopes are steep. As illustrated by the below slope plan view, the red and orange areas of the slope exist at slope ratios that will tend to move and creep due to slope steepness. Slope stability analysis completed by AECOM indicates that many of the areas are marginally stable. This can result in slope movements. The geology is comprised of glacial till with clay and sand seams. These slopes can stand at steep angles but tend to creep over time. When landslides occur, they tend to be on the order of 2' to 10' deep movements of the slope surface. Deep seated failures with larger depth geometries are more unusual. It is typical that any slope steeper than a slope ratio of 2 horizontal to 1 vertical will exhibit some movement or creep over time.



The areas circled in blue in the above figure are areas with the greatest susceptibility to movements.

Slope movements that have occurred in the recent past have caused damage to the boardwalk. It is important to maintain the boardwalk in good condition because a significant reconstruction of the boardwalk would be expensive, and would require a new boardwalk meeting more stringent regulatory requirements. The areas of the above map that are redder in color would be the most logical locations for problems to occur. Our slope observations do not indicate any obvious areas of current concern that would require immediate intervention. However, it is not possible to predict when and where a slope movement will occur.

While we do not anticipate slope restoration construction is needed at this time – we suggest that a monitoring program should be undertaken for the next three years. This program is designed to observe minor slope movements and stress in an effort to identify areas where future intervention may be required. Following is a summary of the recommended monitoring program:

- Boardwalk movement monitoring Install monitoring points on the boardwalk at 50' intervals. Survey these monitoring points upon initial installation and then yearly for three years. This effort is targeted to identify which areas of the boardwalk are moving. Slope movements or creep are expected to show up in the change in the monitoring point positions. These movements should help identify areas of structural stresses at the boardwalk. [Budget \$12,000 monitoring installation and mobilization plus \$10,000 per year for 3 years].
- Install and monitor slope inclinometers Install 4 deep slope inclinometers in the table land above the slope down to 100' deep or more. Perform soil exploration and testing associated with the inclinometer installations. These devices monitor slope movements at different levels below ground to help identify the character and extent of slope movements. [Budget \$39,500 installation, \$7,000 initial report, \$8,000 annual report for each of three years].

The annual reports will include an assessment of changed bluff conditions and a summary of areas of the bluff that are exhibiting elevated stress as estimated from the monitoring program.

3. Spring Lane to the North Beach Access Road

A feasibility study for slope restoration was completed for the reach of bluff extending from Spring Lane to a point approximately 1400 feet to the north, including the North Beach Access Road and the ravine slopes adjacent to the road. The picture at right is a typical bluff area for this reach.

AECOM surveyors completed a partial topographic survey and cross sections for the bluff. The below map illustrates the survey for the south half of the reach. The color coded map indicates the degree of slope steepness with the orange and red areas including slopes that have the greatest potential for movements. These areas are circled in blue.





The below map illustrates the survey for the north half of the reach. The far right side of this map illustrates slope areas adjacent to the North Access Road Ravine.



Following is a summary of conclusions for the bluff located between Spring Lane and the North Beach Access Road:

- Bluff Condition:
 - No significant signs of bluff movements beyond normal creep.
 - Slope failure potential likely to be comprised of periodic shallow slope slip surfaces.
 - There are no significant structures or infrastructure near the steepest slope areas.
 - Additional geotechnical analysis not likely warranted at this time. Geology at this reach is expected to be similar to the other reaches that have been analyzed.
- Recommendations:
 - Observe slope conditions annually to detect any changed conditions [Budget \$5,000].
 - No Structural intervention appears necessary at this time.

4. North Beach Access Road Ravine

The North Beach Access Road Ravine is located at the north limits of the park property and adjacent to the north side of the access road. The ravine has very steep slopes and is pictured below.



The following illustration includes color coded ravine slopes. The red and orange slopes are generally steep and unstable.



The ravine is approximately 400 feet long and has experienced significant degradation of its bottom and side slopes. This degradation could eventually affect the access road; however, it appears the road is not in danger of being affected for some time. The ravine condition should be addressed in the near future such that slope stability is not worsened and erosion does not eventually progress to the point where the road becomes damaged. While feasibility work continues for the ravine, a preliminary estimate of probable construction cost is expected to be in the range of \$200,000 to \$400,000. The restoration will include repair to drainage pipes, culverts, drop structures, and eroded down cutting ravine slopes. This work is expected to include culvert and drop structure repairs, armor stone and gabion basket supplementation, and flattening of slopes by reconstruction of portions of the ravine.

Please let us know if you have any questions regarding this report. I can be reached at (847) 323-2171.

Sincerely,

Willi J. Weave

William J. Weaver, P.E., D.WRE Vice President – Senior Project Engineer



March 10, 2017

Sent via email (thomasm@cityoflakeforest.com)

Mr. Michael Thomas City of Lake Forest 800 N. Field Drive Lake Forest, Illinois 60045

RE: Proposal for Engineering Services – South Beach Access Road Bluff Restoration Design Lake Forest, IL --- Change Order

Dear Mike:

AECOM is pleased to provide you with this Change Order that includes final design and preparation of construction documents for bluff restoration on the east side of the South Beach Access Road. The project includes the design of a lowering of the South Beach Access Road on the order of 5 to 8 vertical feet to all for the formation of flatter bluff slopes. A 130 foot long 5 foot high soldier pile and lagging wall will be constructed at the east end of the road work to provide a transition from a portion of the road that cannot be lowered to the lowered portion to the south.

1.0 Project Understanding

The South Beach Access Road located about 130 feet south of the Forest Park parking lot, and extending for a distance of 760 feet to the south, has experienced significant slope movements on the east side of the road. A planning level feasibility study completed by AECOM determined that the slope is steep and inherently unstable, particularly in the upper portions of the bluff. The problem was exacerbated during 2016 during a particularly wet spring when the slope movements accelerated. A portion of the road was closed to keep vehicular traffic and to keep pedestrians from being too close to the areas experiencing slope movements.

The proposed slope restoration will include the construction of a transition from the existing road near the north end that will include a130 foot long 5 foot high soldier pile and lagging retaining wall. This wall will provide a transition from a portion of the road that can't be lowered to the proposed lowered road profile to the south. The new wall segment will anchor the upper slope and reduce the bluff slope in the east side of the road. The wall will provide a 5 foot grass buffer between the road curb and the wall guard rail. The slope below the wall will be excavated to a flatter condition and will be seeded with deep rooted native plants to stabilize the slope surface.

2.0 Scope of Services

This Section summarizes the work scope that will be completed for this project.

2.1 TASK 1 – MOBILIZATION, DATA COLLECTION & REVIEW

Objectives: Obtain and review data and reports that may supplement the data collected during preparation of the planning study, and that may pertain to the design of the project.

Approach: Mobilize the design team to establish project goals and final design approach and requirements. A team mobilization meeting will be held with the key project principals to establish design and coordination protocols, procedures, goals and technical issues. Meet with City of Lake Forest

staff to kick off the design effort and discuss project design approach and goals, schedule, and a summary of deliverables.

2.2 TASK 2 – LAND SURVEY

Objectives: Obtain supplemental field survey information needed for final design.

Approach: Complete a survey of the road to supplement the survey completed during the planning study. This survey is needed to add information at the south end of the project limits where survey information is limited, to pick up road surface information since the road may need to be partially removed and restored to install the new wall, and to pick up utility information.

- Recover previously established horizontal and vertical control and extend control as needed.
- Existing work limits survey Survey road features from Station 0+00 to Station 8+00 and tie into the parking lot to the north in case this area can be used for construction laydown. Obtain additional survey data at the south end of the road to supplement the design phase base map.
- Utility Survey Based on utility information provided by the City of Lake Forest, develop utility map of utilities in the project area based on field survey depicting location, rim, invert, pipe size, direction and material.

Develop integrated base mapping incorporating all information above. The new topography developed from the new survey will be clipped in with prior survey contours.

Deliverables:

- Final topographic and utility base map drawing
- Cross section survey data and drawings
- Manhole and utility structure below rim details
- JULIE Utility Coordination documentation
- Survey Books

2.3 TASK 3 – GEOTECHNICAL INVESTIGATIONS AND DESIGN

Objectives: Obtain geotechnical information required for the project design and prepare a geotechnical design memorandum.

Approach: This task is focused on developing data and recommendations for final design. The geotechnical engineering work scope for the final design phase will include site specific subsurface explorations and laboratory testing. Following is a summary of the work scope for this task.

Subsurface Explorations

AECOM proposes a field exploration program to evaluate subsurface conditions and to supplement the geotechnical data available at the site for the final design of the proposed retaining wall system and lowered road condition. The proposed exploration program consists of one boring at the project site performed to a depth of 50 feet below the ground surface.

Representative soil samples will be recovered at 2.5-foot depth increments to a depth of 20 feet below the ground surface and at 5-foot depth increments thereafter. Soil samples will be obtained by split-barrel sampling techniques in general accordance with ASTM D1586. Where cohesive soils are found, up to four (4) relatively undisturbed 3-inch diameter Shelby tube samples will be obtained from the borehole in

general accordance with ASTM D1587. The soil boring will be advanced with hollow-stem augers to the water table, and then rotary wash methods with temporary casing will be used below the water table. Water level observations in the borehole will be obtained both during and immediately following completion of the drilling and sampling operations.

For the soil boring, AECOM will subcontract with Strata Earth Services, LLC out of Palatine, Illinois to perform the drilling using a truck mounted drilling rig. The soil boring will be staked in advance of the drilling in order for JULIE one-call utility clearance to be obtained. AECOM has assumed that unrestricted access to the boring location will be provided and that any private utilities will be marked prior to the soil borings. Similarly, AECOM has assumed that traffic control is not needed, and that limited signage and cones placed around the boring work areas. Borings will be patched with asphalt patching material after completion.

AECOM will provide full-time oversight by a qualified engineer or geologist to oversee and log the boring and coordinate the activities of the drilling subcontractor.

Geotechnical Laboratory Testing

The soil samples obtained from the field explorations will be delivered to the soil testing laboratory for further classification and testing. Laboratory personnel will review and classify the retained samples from the soil borings in general accordance with the Unified Soil Classification System (USCS) as outlined in ASTM D2487. Where cohesive soils are encountered, the unconfined compressive strength will be estimated using calibrated penetrometer tests. In granular soils, the internal angle of friction will be estimated based on engineering correlations with the SPT results obtained in-situ. Our laboratory program may include, but is not necessarily limited to, the following tests:

- 15 Visual Classifications and Moisture Content (ASTM D2488 / D2216)
- 4 Sieve-Hydrometer Tests (ASTM D422)
- 2 Atterberg Limits (ASTM D4317)
- 1 CIU Triaxial Compression Tests (3 points each) (ASTM D4767)
- 1 UU Triaxial Compression Tests (3 points each) (ASTM D2850)
- 2 Unconfined Compression Tests (ASTM D2166)

The actual number and type of tests will be influenced by the soil conditions encountered. AECOM will obtain prior authorization for any additional testing that is recommended following completion of the soil borings.

Geotechnical Design

AECOM geotechnical engineers will evaluate the soil boring and laboratory testing data to design the stabilization measures. We understand that the stabilization will consist of road lowering and construction of a retaining wall which is assumed to be a drilled soldier pile and lagging wall with either timber or precast concrete facing. We will perform geotechnical stability analyses of one section through the proposed retaining wall, as well as one stability analyses in the area where the road is lowered to understand any implications of stability of those slopes. Soil strength parameters will be developed from a combination of lab testing results and empirical correlations to soil index properties and SPT-N values. The analysis will be performed using the Slope/W stability modelling software to evaluate that the slope is stable and capable of supporting the proposed retaining wall system.

In addition to the global slope stability evaluation, analyses will also be completed to design the retaining wall system. This evaluation will include evaluation of the overturning and sliding stability of the wall. Given the relatively low height of the wall, it is assumed that tiebacks/anchors will not be needed. We will evaluate the soldier pile size and spacing and will include design calculations for the chosen lagging (i.e., wood or concrete) which is selected. The geotechnical evaluation will also consider the design and construction for the proposed retaining wall backfilling and drainage system installation including reconstruction of portions of the roadway which may become damaged during construction. , The geotechnical analysis will be coupled with a structural analysis to evaluate and size structural components of the soldier pile wall as well as provide details on connections between structural members as needed.

AECOM will prepare a design summary report prepared under the supervision of a registered Professional Engineer in the State of Illinois. The report will include final boring logs and a description of the soil boring activities and conditions encountered as well as a summary of the design approach and calculation results. AECOM will develop drawings and specifications necessary for the solicitation of bids and construction of the proposed retaining wall.

Deliverables:

- Geotechnical investigations design basis memorandum including boring logs and geotechnical analyses, recommendations for slope stability, retaining wall design analysis, pavement repair design and geotechnical construction considerations for the retaining wall construction.
- Specifications for excavation, backfill soils, placement and compaction of backfill fill soils, and retaining wall system materials and installation.
- Geotechnical plan notes.

2.4 TASK 4 – REGULATORY PERMIT APPLICATIONS AND COORDINATION

Objective: Satisfy City of Lake Forest permit requirements

Approach: We assume that the project will need to follow City of Lake Forest building permit requirements. We assume that no significant coordination or permits will be required with IDOT local roads or central office. The proposed retaining wall will have a defined retained height that is less than 6 vertical feet from the retained ground surface to the exposed earth on the downhill bottom face of the wall.

Deliverables:

- Erosion and Sediment Management Plans
- Permit application to the City of Lake Forest

2.5 TASK 5 – STAKEHOLDER COORDINATION AND MEETINGS

Objectives: Participate in City and Stakeholder Meetings.

2.6 TASK 6 – Structural Design

Objective: Provide structural engineering support for the design of the retaining wall.

2.7 TASK 7 – PLANS AND SPECIFICATIONS

Objective: Prepare Plans and Specifications for the road lowering and retaining wall.

2.8 TASK 8 – FINAL PLANS AND SPECIFICATIONS (BID SET)

Objective: Develop Bid Set Plans and Specifications

Approach: Following review of the 98% submittal, AECOM will incorporate City comments and prepare plans and specifications.

Deliverables:

- Stamped Plans
- Stamped Specifications
- Bound Autocadd files and .dwf files
- Bid Set Plans and Specifications (50 copies bound plans at 11x17)

2.9 TASK 9 – BID PHASE SERVICES

Objective: Provide engineering services as needed during bidding through award.

2.10 TASK 10 – PREPARE CONFORMED DOCUMENTS

Objective: Assist City of Lake Forest staff with preparing conformed documents for contract to be administered during construction phase.

2.11 TASK 11 – FINAL DESIGN PHASE QA / QC

Objective: Completion of the Quality Assurance / Quality Control Review of the 50%, 98%, Final and Conformed set Plans and Specifications, design calculations and cost estimates.

2.12 TASK 12 – PROJECT MANAGEMENT

Objective: Overall management to provide a quality product within the established budget and schedule.

Approach: AECOM will provide reasonable project management functions to monitor adherence to project budget and schedule against contract requirements. Progress meetings will be held with the City of Lake Forest to exchange information, receive feedback, and to reach consensus. AECOM shall coordinate all services/subcontractors.

3.0 Proposed Budget

The proposed budget is summarized on Table 1. We propose to perform the above referenced work scope on a time and materials basis with a recommended not to exceed budget cap of \$109,500. This budget limit will not be exceeded without your prior approval. If you need a budget estimate for Construction Engineering Services, we recommend an estimated budget limit of 5% of the Construction Cost.

4.0 Contract Terms and Conditions

The same Terms and Conditions of Service that apply to the first phase study, as provided in our May 18, 2016 contract, will apply to this Change Order and are an integral part of this proposal. The fee schedule will be a direct labor multiplier of 2.8. If acceptable, please return one signed original to the attention of William J. Weaver. Should you have any questions with regard to this proposal, please call Bill at (847) 323-2171 or contact him by email at <u>bill.weaver@aecom.com</u>. We thank you for the opportunity to submit this change order proposal and look forward to continuing to work with you on this important assignment.

Sincerely,

Will- J. Weave

William J. Weaver, P.E., D.WRE Vice President – Senior Project Engineer

Responsible for Payment and Accepted by:

Signature:
Name: (please print)
Title: (please print)
Firm:
Date:

Patrick Clifford, P.E. Vice President © AECOM 2017, ALL RIGHTS RESERVED

Task No. Bu		dget		
TUSK NO.	Des	cription	Task	Subtotal
1	Mob, DC & Review			\$1,800
2	Land Survey			\$5,500
3	Geotechnical:			\$31,500
3.1		Field & Coordination	\$6,500	
3.2		Design Input	\$15,000	
3.3		Specifications Input	\$3,000	
3.4		Soil Boring Exploration	\$4,000	
3.5		Lab Testing	\$3,000	
4	Regulatory Permits			\$3,000
5	Meetings			\$4,500
6	Structural Engineering			\$8,500
7	Plans & Specifications:			\$41,200
7.1		Plans	\$34,500	
7.2		Specifications	\$6,700	
8	Bid Phase Input			\$3,000
9	Prepare Conf. Docs.			\$2,000
10	QA/QC			\$3,000
11	Project Management			\$5,500
Grand Total			\$109,500	

Table 1 Project Budget Estimate



March 10, 2017

Sent via email (ThomasM@cityoflakeforest.com)

Mr. Michael Thomas City of Lake Forest 800 N. Field Drive Lake Forest, Illinois 60045

RE: Proposal for Engineering Services – Forest Park Bluff Steep Slope Monitoring Program Lake Forest, IL --- Change Order

Dear Mike:

AECOM is pleased to provide you with this Change Order to include a 3 year slope monitoring program for the bluff from Spring Lane on the north to the south access road parking lot on the south.

1.0 Project Understanding

The steep bluffs on the east side of Forest Park have experienced significant movements in recent years. At times, portions of the existing boardwalk have been damaged and had to be repaired. AECOM completed a comprehensive bluff observation and condition evaluation to identify potential problem areas, the likely cause of the problems, and slope restoration needs. The study is the subject of a report that will be available soon. The City of Lake Forest is interested in considering a proactive approach to minimize the chances that a bluff failure could significantly damage the boardwalk.

A key outcome of the current study is that there are areas of the bluff that are moving. In some cases, the movement has damaged the existing wood boardwalk. There does not appear to be archive study information available for this area of the bluff. We are recommending that the City undertake a three year monitoring program to observe and quantify slope movements. In addition, we would perform slope stability analysis for several locations adjacent to the park to help quantify the bluff characteristics and failure potential.

This proposal includes the installation of monitoring devices to assess slope movements. AECOM would also perform subsurface explorations and slope stability analysis. The results of these studies and monitoring results will be presented in annual reports – or more frequently if significant information indicates that a slope failure or significant boardwalk damage appear to be imminent. The study will provide significant insight to the health of the bluff, and an indication of areas that are moving or are under stress. This will help us to assess potential bluff restoration measures to address issues that may be uncovered as part of this study.

2.0 Scope of Services

This Section summarizes the work scope that will be completed for this project.

2.1 TASK 1 – Geotechnical Exploration

Objectives: Perform subsurface explorations at key bluff locations to provide data that is needed to understand the inherent stability of the bluff in Forest Park.

Approach: <u>Subsurface Exploration</u> -- AECOM proposes a field exploration program to evaluate the subsurface conditions at the site and to allow for the installation of monitoring equipment. The proposed exploration program consists of three borings at the project site to depths of approximately 100-feet below the existing ground surface. Representative soil samples will be recovered at 2.5-foot depth increments to a depth of 25 feet below the ground surface and at 5-foot depth increments thereafter. Soil samples will be obtained by split-barrel sampling techniques in general accordance with ASTM D1586. Where cohesive soils are found, up to four (4) relatively undisturbed 3-inch diameter Shelby tube samples will be obtained from each borehole in general accordance with ASTM D1587. Soil borings will be advanced with hollow-stem augers to the water table, and then rotary wash methods with temporary casing will be used below the water table.

An approximately 3-inch diameter ABS plastic inclinometer casing will be installed the full length of each borehole. The casing will be grouted into the borehole and baseline measurements will be obtained to document the initial casing shape for evaluation of future movements. A locking riser will be installed for protection of each inclinometer installation. Water level observations in the borehole will be obtained both during and immediately following completion of the drilling and sampling operations.

For the soil borings, AECOM will subcontract with Strata Earth Services, LLC out of Palatine, Illinois to perform the drilling using an ATV mounted drilling rig. Soil borings will be staked in advance of the drilling in order for JULIE one-call utility clearance to be obtained. AECOM has assumed that unrestricted access to the boring locations will be provided and that any private utilities will be marked prior to the soil borings. AECOM will provide full-time oversight by a qualified engineer or geologist to oversee and log the borings, oversee the inclinometer installation and take baseline measurements, and coordinate the activities of the drilling subcontractor.

Laboratory Soil Testing -- The soil samples obtained from the field explorations will be delivered to the soil testing laboratory for further classification and testing. Laboratory personnel will review and classify the retained samples from the soil borings in general accordance with the Unified Soil Classification System (USCS) as outlined in ASTM D2487. Where cohesive soils are encountered, the unconfined compressive strength will be estimated using calibrated penetrometer tests. In granular soils, the internal angle of friction will be estimated based on engineering correlations with the SPT results obtained in-situ. Our laboratory program may include, but is not necessarily limited to, the following tests:

- 85 Visual Classifications and Moisture Content (ASTM D2488 / D2216)
- 6 Sieve-Hydrometer Tests (ASTM D422)
- 6 Atterberg Limits (ASTM D4317)

The actual number and type of tests will be influenced by the soil conditions encountered. AECOM will obtain prior authorization for any additional testing that is recommended following completion of the soil borings.

2.2 TASK 2 – Geotechnical Data Summary

Objectives: Summarize geotechnical data obtained from the explorations.

Approach: AECOM will prepare a summary report prepared under the supervision of a registered Professional Engineer in the State of Illinois. The report will include final boring logs and a description of the soil boring activities and conditions encountered.

2.3 TASK 3 – Install Slope Inclinometers

Objectives: Install deep slope monitoring devices into the ground to provide soil movement profiles at 4 locations.

Approach: Install slope inclinometers at four locations where the bluffs appear to be moving, or are the least stable as determined by our field observations and analysis. These devices would be installed adjacent to the boardwalk. These devices are installed deep into the earth and provide an indication of the variable movement of the earth at varying levels within the monitoring device. They will pick up earth rotations whereby different horizons of the below ground soils can more and rotate in varying directions. This information is very useful in gaining an understanding of the 3 – dimensional aspects of slope movements. We will perform yearly monitoring events for these devices and will analyze the results and issue reports each year for 3 years.

2.4 TASK 4 – Survey Monitoring of Boardwalk Movements

Objective: Assess slope movements at the surface by monitoring boardwalk movements.

Approach: Install monitoring points every 50 feet along the existing boardwalk. The monitoring points will provide a way to perform a repeat survey each year for three years. We can then use the results to assess ground movements in the surficial soils. Each monitoring point will be surveyed once each year for three years. We will evaluate and graph the data and assess the implications of the findings. We will evaluate the data and prepare an annual report to summarize the results. The goal is to try to identify slope movement and boardwalk problems before they advance to a problematic stage. If problems are identified, we will include in our report a summary of preliminary concepts that could be considered to address the problems.

3.0 Proposed Budget

The proposed budget is summarized on Table 1. We propose to perform the above referenced work scope on a time and materials basis with a recommended not to exceed budget cap as summarized on Table 1. This budget limit will not be exceeded without your prior approval.

Task No.	Description		Budget (\$)
1	Geotech. Expl & Lab Testing		\$38,000
2	Geotechnical Data Summary		\$4,000
3	Slope Inclinometer Evaluation:		
3.1		Install Inclinometers	\$10,000
3.2		Annual Monitoring and Report	\$10,000 /yr
4	Boardwalk Elevation Monitoring:		
4.1		Install Mon. Pts/Complete Yr 1 Survey	\$8,000
4.2		Annual Monitoring and Report	\$10,000 /yr

Table 1 Project Budget Estimate

4.0 Contract Terms and Conditions

The same Terms and Conditions of Service that apply to the first phase study, as provided in our May 18, 2016 contract, will apply to this Change Order and are an integral part of this proposal. The fee schedule will be a 2.8 direct labor multiplier. If acceptable, please return one signed original to the attention of William J. Weaver. Should you have any questions with regard to this proposal, please call Bill at (847) 323-2171 or contact him by email at <u>bill.weaver@aecom.com</u>. We thank you for the opportunity to submit this change order proposal and look forward to continuing to work with you on this important assignment.

Sincerely,

Will- J. Weave

William J. Weaver, P.E., D.WRE Vice President – Senior Project Engineer

Responsible for Payment and Accepted by:

Signature:
Name: (please print)
Title: (please print)
Firm:
Date:

Patrick Clifford, P.E. Vice President © AECOM 2017, ALL RIGHTS RESERVED



AECOM 303 East Wacker Drive Chicago, IL 60601 www.aecom.com

March 12, 2017

(<u>ThomasM@cityoflakeforest.com</u>)

Mr. Mike Thomas City of Lake Forest 800 N. Field Drive Lake Forest, Illinois 60045

RE: Proposal for Engineering Services –Forest Park North Ravine Restoration Lake Forest, IL --- Change Order

Dear Mike:

AECOM is pleased to provide you with this Change Order to design the restoration of the ravine located adjacent to the North Beach Access Road. This ravine is approximately 500 feet long and its watershed is approximately 32 acres. The watershed and ravine are shown on the following map and photograph.





Introduction

The ravine is in a state of progressive failure that has been ongoing for some time. As the ravine erosion progresses, the adjacent slopes become steeper on both sides. As the bottom of these slopes are lost to erosion, the slopes become less stable and are prone to slide failures. The slope on the north beach access road is reasonably stable at this point; however, continued erosion would ultimately have an impact on the road. Furthermore, the existing drainage infrastructure for the road that connects to the ravine has been damaged and is in need of repair.

The ravine restoration will be developed in a way that respects the environmental functions of the ravine while addressing the fact that these very same functions are causing the ravine to fail. The existing interventions constructed in the past are beyond their design life in some instances including two steel sheet pile drop structures that are corroded and beginning to fail. Stone filled gabion interventions installed by the City in the past have helped and have slowed the erosion and slope stability. However, if the stream continues to erode, these interventions will also be subjected to potential failure at some point. The restoration is expected to include a reset on the stability of the ravine. The design will address the historic loss of the bottom of the ravine that now forms a deeply incised eroding channel. We anticipate that the restoration will include the following characteristics and features:

• Reconstruction of the ravine base to elevate the portion of the ravine that can adequately serve as a local drainage feature. Complete this channel with native vegetation and stone to form a stable localized flow path.

- Piping of urbanized watershed runoff that enters the ravine from west of Lake Road. Preliminary analysis of flood discharges indicates an open channel solution is not appropriate given the incised condition of the ravine, and the failing adjacent slopes. The pipe will replace failing drop structures and incorporate several failing pipe outfalls. Incorporate upstream runoff into the pipe system with no special spillway drop structures. Catch basins will collect flow from the elevated ravine as needed. Energy dissipation will be managed within the pipes in drop manhole structures. An energy dissipation outfall headwall and stone works will transition flow downstream. This will help reduce future maintenance and safety issues associated with spillway drop structures. We assume the design will not require custom designed cast in place structures or steel spillway or retaining wall structures.
- The drainage outfall from the north beach access road will be repaired and connected into the new ravine pipe to serve as a more permanent and robust solution for road drainage.
- On the village side of the ravine, reinforced earth will be used to create a stabilized slope where necessary. On the opposite side of the ravine that is not controlled by the City, the slopes are very steep and on private property. The restoration of the ravine will provide an excellent buttress for that slope which is expected to significantly slow down the process of progressive slope failure. However, it is not the intention of this project to resolve global instabilities that may exist with that slope. It is possible that the property owner may have to intervene on the portion of the slope on their property at some point in time. The Village will need to obtain permission to do the ravine work and we anticipate that this should be acceptable to the neighboring property as this project will be helpful for their steep slope.
- We will preserve the downstream portion of the ravine that is stable and serves reasonably good stream and habitat functions.

Scope of Services

The design of the ravine restoration will include the following tasks:

- Task 1 Data Collection and Review: We will request that the City provide us with information for this ravine that you may have on file including the following:
 - Original road plans for the North Beach Access Road that is located along the south top of slope including drainage infrastructure from the original road construction and for modifications that may have occurred since that time.
 - Construction as-built drawings and information for work near or in the ravine that may be on file. Of interest includes ravine drop structures and pipe infrastructure installed over the years.
 - o Geotechnical studies completed in the past that are not already on file.
- Task 2 Ravine Survey: AECOM surveyors have completed a partial topographic survey for the ravine as part of recent studies. They will supplement this information to include a detailed survey of the hydraulic structures and ravine cross sections to support the construction documents. We will prepare a base map and bluff cross sections that will serve as a base for the illustration of existing and alternative slope conditions.
- Task 3 Geotechnical Slope Assessment: Our geotechnical engineers will provide design guidance for slope restoration concepts based on information gathered from our prior design work in the area and for the bluffs in Forest Park. Based on their review of slope conditions and the geotechnical information and slope studies performed in the past, they will help guide the development of ravine solutions.
- Task 4 Tree Survey: Perform a tree survey to locate each tree in the construction area.
 The trees will be identified on the project base map. The survey will provide a record of DBH

for each tree over 6" DBH within the project area. We assume that the City arborist will identify the tree species and have not included a biologist to complete this task. For tree clusters that add up to a 6" DBH, we will use a grid sampling method. Buckthorn is not considered a tree for purposes of this survey. Any woody plant with a multi-stem would also not qualify as a tree.

- Task 5 Wetland Delineation: Complete wetland delineation during the 2017 spring growing season for purposes of regulatory permitting. We will also submit a jurisdictional determination to the agencies to identify who will serve as the lead regulatory agency.
- Task 6 Watershed Evaluation: Perform a watershed study to identify flood frequency information for the ravine. This includes an assessment of flood discharge frequency information for critical duration storms from the 1 year to 100 year events. This model will set the boundary conditions for design from a flow stress perspective. We will also use this information to size the hydraulic features of the proposed design.
- Task 7 Schematic Design: We will provide schematic design drawings to provide an opportunity for the city to review the concept in greater detail before completing the construction documents. This work scope item is already included in our current contract; therefore, no additional budget is included for this item.
- Task 8 Prepare and submit permit applications: The project will need to satisfy the rules and regulations of the United States Army Corps of Engineers (USACE), the Lake County Watershed Development Ordinance and City Ordinances. The Corps of Engineers has responsibility under Section 404 of the Clean Water Act to evaluate habitat and other environmental impacts associated with stream restoration. We expect that they will take jurisdiction. The Illinois Environmental Protection Agency (IEPA) is focused on maintaining (or improving) water quality under the Clean Water Act (Section 401). IEPA issues water quality certification for waterway projects. While not a permit, the certification is linked to the USACE permit. We don't believe that IDNR will have a role in this project since the watershed is below their threshold, and the project works should be above the mean and ordinary high water mark. We have not included any potential agency permit fees in this proposal. The work scope includes the following regulatory permit application tasks:
 - Pre application conference with Corps of Engineers and submission of a request for jurisdictional determination.
 - Prepare an application package for the regulatory agencies. Include application forms and reports associated with the design including wetland delineation, alternatives evaluations, mitigation, and proposed permit level plans. Prepare public notice language to support and help expedite the agency processes.
 - Post application period coordination. Respond to agency inquiries for additional information and application clarifications. Respond to agency and public notice questions.
- Task 9 Ravine Restoration Design and Construction Document Preparation: Prepare the final design and details. Prepare construction drawings. Prepare technical specifications to include supplementary contract conditions not included on the Construction Drawings or in the City front end bid and construction documents. Also prepare a project description and bid sheet for the bid package. We assume that the City will provide the front end construction contract documents. We will review these documents to help develop the Plans and Specifications to be compatible.

• Task 10 – Project Management and Meetings: In addition to the normal project coordination and quality control tasks, we will attend meetings with your staff as needed. We will also meet with the advisory work group that may be working with the City during this phase when requested.

The budget for this project is as follows:

TASK	DESCRIPTION	BUDGET (\$)
1	Data Collection and Review	\$1,500
2	Ravine Survey	\$3,700
3	Geotechnical Slope Assessment	\$3,500
4	Tree Survey	\$2,000
5	Wetland Delineation	\$3,500
6	Watershed Evaluation	\$2,000
7	Schematic Design	Included in Prior Contract
8	Prepare and submit permit applications	\$3,500
9	Ravine Restoration Design and Construction Document Preparation	\$25,200
10	Project Management and Meetings	\$5,000
	TOTAL COST	\$49,900

Contract Terms and Conditions

We propose to perform this project on a time and materials basis with a recommended budget limit of \$49,900. The fee schedule will be a direct labor multiplier of 2.80. The same Terms and Conditions of Service that apply to the first phase study as provided in our May 18, 2016 contract will apply to this Change Order and are an integral part of this proposal. If acceptable, please return one signed original to the attention of William J. Weaver. Should you have any questions with regard to this proposal, please call Bill at (847) 323-2171 or contact him by email at <u>bill.weaver@aecom.com</u>. We thank you for the opportunity to submit this change order proposal and look forward to continuing to work with you on this important assignment.

Sincerely,

Willi J. Weave

William J. Weaver, P.E., D.WRE Vice President – Senior Project Engineer Responsible for Payment and Accepted by:

Signature:_____

Name: (please print)_____

Title: (please print)_____

Firm:_____

Date:

Patrick Clifford, P.E. Vice President © AECOM 2017, ALL RIGHTS RESERVED

Option 2: South Beach Access Road – Lower the Road Profile



Option 2: Lower Road Profile



Road Profile

Option 2: Lower Road Profile Cross Section 1



Option 2: Lower Road Profile Cross Section 2



60

The City of Lake Forest <u>CITY COUNCIL</u> **Proceedings of the Monday, March 3, 2017** City Council Meeting - City Council Chambers, 6:30 p.m.

<u>CALL TO ORDER AND ROLL CALL</u>: Honorable Mayor Schoenheider called the meeting to order at 6:31 pm, and City Clerk Margaret Boyer called the roll of Council members.

Present: Honorable Mayor Schoenheider, Alderman Waldeck, Alderman Pandaleon, Alderman Newman, Alderman Tack, Alderman Reisenberg, Alderman Moreno and Alderman Buschmann.

Absent: Alderman Beidler

Also present were: Robert Kiely Jr., City Manager; Catherine Czerniak, Director of Community Development, Elizabeth Holleb, Director of Finance; Robert Pickrell, City Attorney; Susan Banks, Communications Manager; Michael Thomas, Director of Public Works; Karl Walldorf, Chief of Police; Pete Siebert, Acting Fire Chief; Mike Strong, Assistant to the City Manager along with other members of City Staff.

There were approximately 100 persons present in the Council Chamber.

CALL TO ORDER AND ROLL CALL 6:31 pm

PLEDGE OF ALLEGIANCE was recited by all those present in the Chamber.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

A. Resolution of Appreciation for retiring Fire Marshall, Robert Serkowski

Mayor Schoenheider read the Resolution and photos were taken. Mr. Serkowski expressed his thanks to the Council, staff, and residents for the opportunity to work in Lake Forest.

COUNCIL ACTION: Approve the Resolution

Alderman Moreno made a motion to approve the Resolution, seconded by Alderman Pandaleon. Motion carried unanimously by voice vote.

B. Swear in Police Commander Dwight Davis

Mayor Schoenheider swore in new Police Commander Dwight Davis, whose wife pinned his police badge on his uniform. Photos were taken. Police Chief Karl Walldorf gave background on Commander Davis's history with the Lake Forest Police Department.

C. Approval of an Ordinance Amending Chapter 111 ("Alcoholic Beverages") of the City Code Relating to "Sip and Shop" and "Bring Your Own Beverage" Liquor Licenses (Waive First Reading and Grant Final Approval)

The City Attorney provided background on the three types of licensing proposed in amending the Ordinance, stating that the City has been approached by various businesses and other entities seeking approvals for new types of liquor licenses, including one for a "Sip and Shop" type of license at Sunset Foods and one for a "Bring Your Own Beverage" type of license for establishments that do not hold a liquor license

to allow customers to bring in their own beer and wine. This ordinance would also allow the City's liquor regulations to permit one day BYOB licenses on City property. The City Council had discussion on corkage fees, time restrictions and the Chamber.

Mayor Schoenheider introduced John Cortesi of Sunset Foods who gave a brief overview of the store's improvements. Under Section 30-42 of the City Code, the Council's two-reading rule for ordinances cannot be waived when setting fees. However through the City's home rule powers, the City Council can disregard its own procedural rules when relative to urgency, as in this case, for a business which is applying for the "bring your own beverage" (BYOB) License.

COMMENTS BY CITY MANAGER

City Manager Robert Kiely stated that Education is one of the four cornerstones in the community, and he was pleased to have both District 67 & 115 at the meeting to present to the City Council.

A. Community Spotlights

1. Lake Forest Elementary School District 67 -Mike Borkowski, President, Board of Education

2. Lake Forest High School District 115 -Mike Simeck, Superintendent -Reese Marcusson, President, Board of Education

The City Council was given an update of what is happening in both school districts, as well as the states of their financial positions. The City Council had discussion on these topics and Mayor Schoenheider echoed the City Manager's comment that Education is an important component of the City's four cornerstones and that he appreciates the schools' continuing commitment to quality education for our children.

3. LEAD Speak Up! Prevention Coalition -Andy Duran, Executive Director

Mr. Duran was absent. This presentation will be seen at a future City Council date.

COMMENTS BY COUNCIL MEMBERS

There were no additional comments.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL ON NON-AGENDA ITEMS

There were no comments from the audience members.

ITEMS FOR OMNIBUS VOTE CONSIDERATION

- 1. Approval of the February 21, 2017 City Council Meeting Minutes
- 2. Check Register for Period January 28- February 24, 2017
- 3. Award of Contract for the West Fork Drive and Hackberry Lane Drainage Improvements
- 4. Request Approval to Participate in Lake County's Road Salt Renewal Year Contract for Winter 2017/2018

- 5. Award of Bid for the Replacement of the Street Sweeper for the Streets Section Included in the F.Y. 2018 Capital Equipment Budget
- 6. Award of Bid for the Replacement of a ½-Ton Pick-Up Truck for the Streets Section Included in the F.Y. 2018 Capital Equipment Budget
- 7. Award of Bid for the Replacement of a ¾-Ton Pick-Up Truck for the Building Maintenance Section Included in the F.Y. 2018 Capital Equipment Budget

<u>COUNCIL ACTION:</u> Approval of the seven (7) Omnibus items as presented

Mayor Schoenheider asked members of the Council if they would like to remove any item or take it separately. Mayor Schoenheider asked for a motion to approve the seven Omnibus items as presented.

Alderman Tack made a motion to approve the seven Omnibus items as presented, seconded by Alderman Pandaleon. The following voted "Aye": Aldermen Waldeck, Pandaleon, Newman, Tack, Reisenberg, Moreno and Buschmann. The following voted "Nay": None. 7- Ayes, 0 Nays, motion carried

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Recommended Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

ORDINANCES AFFECTING CODE AMENDMENTS

NEW BUSINESS

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION

1. Discussion Relating to Proposed Improvements on the Milwaukee District North Line associated with the Chicago-Milwaukee Hiawatha Service Environmental Assessment Mayor Schoenheider stated that the City Council is grateful for the community engagement on the topic, that the Council understands that this issue is complicated and impactful to the City on many levels. Mayor Schoenheider reported that there will be no action on this item, no public comment taken. He directed the City Council to discuss the issue only and try to determine what the City's next steps will be and how the City Council can support the community going forward

City Manager Robert Kiely provided background to date on the status of the draft Environmental Assessment being prepared by the Federal Railroad Administration with respect to the City of Lake Forest input and that of its residents. He stated that he is told the process is proceeding but the Federal Railroad Authority's findings have been delayed due to the complexity of the issue. Mr. Kiely recapped the FRA's approval process and added that the City has specifically asked for statistics relating to freight train noise and vibrations. A great deal of discussion occurred amongst members of the City Council, and many questions were asked that included construction timeline, ownership, control of the freight trains, an Amtrak stop, the proposed underpass, freight train noise and vibration, and next steps of the FRA (Federal Railway Authority), Metra and Amtrak.

Mayor Schoenheider reported that he has spoken with Congressman Brad Schneider and been in contact with Senator Duckworth's office, remarking that Senator Duckworth serves on the Commerce Committee, which controls the U.S. railways. At the conclusion of the discussion, Mayor Schoenheider stated that the

City Council and staff will continue to ask local and national legislators questions and try to get answers for concerned residents. He stated that he is grateful for all the resident input and appreciative of the depth of City Council discussion.

ADJOURNMENT

There being no further business. Alderman Pandaleon made a motion to adjourn, seconded by Alderman Moreno. Motion carried unanimously by voice vote at 8:36 p.m.

Respectfully Submitted

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting <u>www.cityoflakeforest.com</u>. Click on I Want To, then click on View, then choose Archived Meetings Videos.

FIRST AMENDMENT TO WATER TOWER AND GROUND LEASE AGREEMENT

THIS FIRST AMENDMENT TO WATER TOWER AND GROUND LEASE AGREEMENT ("First Amendment"), dated as of the latter of the signature dates below (the "Effective Date"), is by and between The City of Lake Forest, having a mailing address of 220 East Deerpath, Lake Forest, IL 60045 (hereinafter referred to as "Landlord"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to AT&T Wireless PCS, LLC, a Delaware limited liability company, by and through its manager, AT&T Wireless Services, Inc., d/b/a/ AT&T Wireless Services, having a mailing address of 575 Morosgo Drive, Atlanta, GA 30324 (hereinafter referred to as "Tenant").

WHEREAS, Landlord and Tenant (or its respective predecessor-in-interest) entered into a Water Tower and Ground Lease Agreement dated June 1, 2000 (hereinafter the "Lease"), whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Owned Premises located at 1381 W. Kennedy Road, Lake Forest, IL; and

WHEREAS, the term of the Lease will expire on July 31, 2020, and the parties mutually desire to renew the Lease, memorialize such renewal period and modify the Lease in certain other respects, all on the terms and conditions contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Lease to extend the term of the Lease; and

WHEREAS, Landlord and Tenant desire to amend the Lease to adjust the Base Rent (as defined below) in conjunction with the modifications to the Lease contained herein; and

WHEREAS, Landlord and Tenant desire to amend the Lease to modify the notice section thereof; and

WHEREAS, Landlord and Tenant desire to amend the Lease to permit Tenant to add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree that the recitals set forth above are incorporated herein as if set forth in their entirety and further agree as follows:

1. Extension of Term. The term of the Lease shall be extended to provide that the Lease has a new initial term of five (5) years ("New Initial Term") commencing on August 1, 2020

("New Term Commencement Date"). As of the New Term Commencement Date, the term provided in the Lease and any extensions thereof, as applicable, shall be void and of no further force and consequence. The Lease will automatically renew, commencing on the expiration of the New Initial Term, for up to two (2) separate consecutive additional periods of five (5) years each (each such five (5) year additional period is hereinafter referred to as an "Additional Extension Term" and each such Additional Extension Term shall be considered an Extension Term under the Lease), upon the same terms and conditions of the Lease, as amended herein, without further action by Tenant unless Tenant notifies Landlord in writing of Tenant's intention not to renew the Lease at least sixty (60) days prior to the expiration of the then current Additional Extension Term. The New Initial Term, the Additional Extension Term are collectively referred to as the Term ("Term").

2. Base Rent. Commencing on August 1, 2020, the current base rent payable under the Lease shall be Seventy Thousand Two Hundred and 26/100 Dollars (\$70,206.26) per year (the "Base Rent"), and shall continue during the Term, subject to adjustment as provided herein. Paragraph 3(d) of the Lease shall be amended to provide that Base Rent shall be adjusted as follows: in year two (2) of the New Initial Term and each year thereafter, including throughout any Additional Extension Term exercised, the annual Base Rent will increase by three and one-half percent (3.5%) over the Base Rent paid during the previous year. Notwithstanding the foregoing, Paragraph 8(c) remains in full force and effect.

3. One-Time Payment. In consideration of Landlord's execution of this First Amendment, Tenant agrees to pay Landlord the sum of Four Thousand and No/100 Dollars (\$4,000.00) as a one-time payment (the "One-Time Payment"), payable within ninety (90) days after the full execution of this First Amendment and the memorandum of amendment, for consultant, legal, and personnel fees. In the event that this First Amendment and any applicable memorandum of amendment are not executed (and notarized, where applicable) by both Landlord and Tenant for any reason, Tenant shall have no obligation to pay the One-Time Payment to Landlord.

4. Emergency 911 Service. In the future, without the payment of additional Base Rent, or any other consideration, and at a location mutually acceptable to Landlord and Tenant, Landlord agrees that Tenant may add, modify and/or replace equipment in order to be in compliance with any current or future federal, state or local mandated application, including but not limited to emergency 911 communication services.

5. Charges. All charges payable under the Lease such as utilities and taxes shall be billed by Landlord within one (1) year from the end of the calendar year in which the charges were incurred; any charges beyond such period shall not be billed by Landlord, and shall not be payable by Tenant. The foregoing shall not apply to monthly rent which is due and payable without a requirement that it be billed by Landlord. The provisions of this subparagraph shall survive the termination or expiration of the Lease.

6. Acknowledgement. Landlord acknowledges that: 1) this First Amendment is entered into of the Landlord's free will and volition; 2) Landlord has read and understands this First Amendment and the underlying Lease and, prior to execution of this First Amendment, was free

to consult with counsel of its choosing regarding Landlord's decision to enter into this First Amendment and to have counsel review the terms and conditions of this First Amendment; 3) Landlord has been advised and is informed that should Landlord not enter into this First Amendment, the underlying Lease between Landlord and Tenant, including any termination or non-renewal provision therein, would remain in full force and effect.

7. Notices. Paragraph 25 of the Lease is hereby deleted in its entirety and replaced with the following:

"(a) <u>NOTICES</u>. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows:

If to Tenant:

New Cingular Wireless PCS, LLC Attn: Network Real Estate Administration Re: Cell Site #: IL1393 Cell Site Name: LAKE FOREST WEST (IL); Fixed Asset No.: 10095207 575 Morosgo Drive Atlanta, GA 30324

With a required copy of the notice sent to the address above to AT&T Legal at:

New Cingular Wireless PCS, LLC Attn: AT&T Legal Department Re: Cell Site #: IL1393 Cell Site Name: LAKE FOREST WEST (IL); Fixed Asset No: 10095207 208 S. Akard Street Dallas, Texas, 75202-4206

A copy sent to the Legal Department is an administrative step which alone does not constitute legal notice.

And as to Landlord:

The City of Lake Forest 220 East Deerpath Lake Forest, IL 60045

(b) In the event of a change in ownership, transfer or sale of the Owned Premises, within ten (10) days of such transfer, Landlord will send the below documents to Tenant. In the event Tenant does not receive such appropriate documents, Tenant shall not be responsible for any failure to pay the current landlord

- (i) New deed to Owned Premises
- (ii) New W-9
- (iii) New Payment Direction Form
- (iv) Full contact information for new Landlord including all phone numbers

Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein."

8. Memorandum of Lease. Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease substantially in the form of the Attachment 1. Either party may record this memorandum at any time, in its absolute discretion.

9. Other Terms and Conditions Remain. In the event of any inconsistencies between the Lease and this First Amendment, the terms of this First Amendment shall control. Except as expressly set forth in this First Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this First Amendment.

10. Capitalized Terms. All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have caused their properly authorized representatives to execute this First Amendment on the dates set forth below.

LANDLORD:	TENANT;		
The City of Lake Forest	New Cingular Wireless PCS, LLC,		
-	a Delaware limited liability company		
	By: AT&T Mobility Corporation		
	Its: Manager		
_	_		
Ву:	Ву:		
Print Name:	Print Name:		
Titlet			
Tue			
Date:	Date:		

[ACKNOWLEDGMENTS APPEAR ON THE NEXT PAGE]

LANDLORD ACKNOWLEDGEMENT

STATE OF)
)	SS.
COUNTY OF)

Notary Seal

I certify that I know or have satisfactory evidence that ______ is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the _______ of The City of Lake Forest, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED:

(Signature of Notary)

(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of

My appointment expires: _____

TENANT ACKNOWLEDGEMENT

STATE OF)
)	SS.
COUNTY OF)

DATED:

Notary Seal	
	(Signature of Notary)
	(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of
	My appointment expires:

Attachment 1

Memorandum of Lease

THIS DOCUMENT PREPARED BY, and WHEN RECORDED RETURN TO:

Michael Fraunces, President (858) 799-7850 Md7, LLC 10590 W. Ocean Air Drive, Suite 300 San Diego, CA 92130

Parcel #: 16-06-100-002-0000

SPACE ABOVE FOR RECORDER'S USE

Re: Cell Site #: IL1393 Cell Site Name: LAKE FOREST WEST (IL) Fixed Asset Number: 10095207 State: IL County: Lake

MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this _____ day of ______, 201___, by and between The City of Lake Forest, having a mailing address at 220 East Deerpath, Lake Forest, IL 60045 (hereinafter referred to as "Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor by merger to AT&T Wireless PCS, LLC, a Delaware limited liability company, by and through its manager, AT&T Wireless Services, Inc., d/b/a/ AT&T Wireless Services, having a mailing address of 575 Morosgo Drive, Atlanta, GA 30324 (hereinafter referred to as "Tenant").

 Landlord and Tenant (or their predecessors in interest) entered into a certain Water Tower and Ground Lease Agreement dated June 1, 2000, and as amended by that certain First Amendment to Water Tower and Ground Lease Agreement dated ,201 (hereinafter, collectively, the

[&]quot;Lease") for the purpose of installing, operating and maintaining a communications facility and other improvements at Landlord's real property located in the City of
Lake Forest, County of Lake, commonly known as 1381 W. Kennedy Road. All of the foregoing are set forth in the Lease.

- 2. The New Initial Term will be five (5) years ("New Initial Term") commencing on August 1, 2020, with two (2) successive five (5) year options to renew.
- 3. The portion of the land being leased to Tenant (the "**Premises**") is described in **Exhibit 1** annexed hereto.
- 4. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[NO MORE TEXT ON THIS PAGE - SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD: The City of Lake Forest	TENANT: New Cingular Wireless PCS, LLC, a Delaware limited liability company
	By: AT&T Mobility Corporation Its: Manager
Ву:	Ву:
Print Name:	Print Name:
Title:	Title:
Date:	Date:

[ACKNOWLEDGEMENTS APPEAR ON THE NEXT PAGE]

LANDLORD ACKNOWLEDGEMENT

I certify that I know or have satisfactory evidence that

is the person who appeared before me, and said person acknowledged that said person signed this instrument, on oath stated that said person was authorized to execute the instrument and acknowledged it as the ______ of The City of Lake Forest, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED: ______



(Signature of Notary)

(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of

My appointment expires:

TENANT ACKNOWLEDGEMENT

STATE OF)
)	SS.
COUNTY OF)

DATED: ______.

Notary Seal	
	(Signature of Notary)
	(Legibly Print or Stamp Name of Notary) Notary Public in and for the State of
	My appointment expires:

Exhibit 1 to Memorandum of Lease

Legal Description

Street Address: Route 60 and Waukegan Road, Lake Forest, IL 60045

Parcel #: 16-06-100-002-0000

That certain Premises (and access and utility easements) on a portion of the real property described as follows:

All that part of the North East quarter of the North West quarter of Section 6, Township 43 North, Range 12, East of the 3rd P. M., lying East of right of way of Chicago, Milwaukee and St. Paul Railroad, as now located in Lake County, Illinois.

RESOLUTION 2017-_

Endorsing the Metropolitan Mayors Caucus' Greenest Region Compact 2

WHEREAS, the Metropolitan Mayors Caucus provides a forum for the chief elected officials of the Chicago region to develop consensus and act on common public policy issues and multi-jurisdictional challenges; and

WHEREAS, the Metropolitan Mayors Caucus' participating Mayors and their communities have a history of environmental stewardship, from energy efficiency, water conservation, urban forestry, and participation in Clean Air Counts; and

WHEREAS, it is important for Mayors and local governments throughout the United States to take leadership roles to advance sustainability both in their own communities and in concert with regional, national and global initiatives; and

WHEREAS, the Metropolitan Mayors Caucus created the Greenest Region Compact 2 to address environmental sustainability issues of global importance at the local level; and

WHEREAS, the Greenest Region Compact 2, also called the GRC2, is built on important environmental initiatives already underway in communities, in partnership with many non-profit, state, regional and national organizations; and

WHEREAS, the GRC2 synthesizes sustainability goals already adopted by leading communities in the region; and these consensus goals align with common regional, state, national and global objectives; and

WHEREAS, the GRC2 offers a companion Framework to guide communities of all sizes and strengths to assess their current efforts; develop a sustainability plan suited to local priorities; and will offer resources to help them succeed; and

WHEREAS, the consensus goals of the Greenest Region Compact 2 will guide coordinated efforts toward enhanced quality of life for residents; protection and stewardship of the environment and sustainable economic vitality.

NOW, THEREFORE, BE IT RESOLVED that the City of Lake Forest endorses the Greenest Region Compact 2 proposed by the Metropolitan Mayors Caucus and agrees to work to achieve them, both in their own communities and in collaboration throughout the region.

Mayor

THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-____

AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE TO PROVIDE FOR ADDITIONAL STOP SIGNS ON EDGEWOOD ROAD

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation;

and

WHEREAS, the City establishes regulations for the health, safety, and welfare for its residents and related to all areas within its jurisdiction; and

WHEREAS, under the Illinois Municipal Code and the Illinois Highway Code, the City has the authority to establish regulations related to streets; and

WHEREAS, the Mayor and City Council have determined that it is in the best interests of the City and its residents to amend the City's regulations to provide for additional stop signs in the manner set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE

CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are incorporated as the findings of the City Council and are hereby incorporated into and made a part of this Ordinance.

SECTION TWO: Amendment to Chapter 77, Schedule III of the City Code. Schedule

III, entitled "Stop Signs," of Chapter 77, entitled "Traffic Schedules," of Title VII, entitled "Traffic Code," of the Lake Forest City Code is hereby amended to add the following stop signs:

Street	Stop Sign	
Edgewood Road	Southbound at Woodland Road	
	Northbound at Spruce Lane	
	Southbound at Spruce Lane	
	Northbound at Noble Ave	
	Southbound at Noble Lane	

SECTION THREE: <u>Effective Date</u>. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this _____ day of ______, 2017.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ____ day of ______, 2017.

ATTEST:

City Clerk

Mayor



New stop signs are for controlling North/South Edgewood Road traffic in an effort to slow vehicle speeds and increase safety for the area.



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-

AN ORDINANCE VACATING A PORTION OF TIVERTON ROAD ADJACENT TO 822 LANE LORRAINE

WHEREAS, there exists entirely within the corporate limits of The City of Lake Forest a certain public right-of-way known as Tiverton Road; and

WHEREAS, pursuant to Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, the City Council of the City is authorized to vacate any public street, alley, or right-of-way, or part thereof, in order to serve the public interest; and

WHEREAS, the City previously vacated the eastern half of Tiverton Road to Lake Forest Hospital more than ten years ago; and

WHEREAS, the City Council of the City has determined that the public interest will be served by vacating an additional portion of Tiverton Road ("*Vacated Roadway*"), legally described in Exhibit A and depicted on Exhibit B ("*Plat of Vacation*"), subject to the terms and conditions hereinafter set forth; and

WHEREAS, the City Council of the City has further determined that, upon the effective date of such vacation, the Vacated Roadway shall be incorporated into and made a part of the property commonly known as 822 Lane Lorraine which abuts the Vacated Roadway ("Abutting Property"), and title shall vest in the owner of the Abutting Property ("Abutting Owner"); and

WHEREAS, the City Council finds that such vacation of the Vacated Roadway will not inhibit any currently existing street access for any parcel or tract dependent on Tiverton Road as its sole means of access;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

Section 1: <u>Recitals</u>. The foregoing recitals are incorporated into and made a part of this Ordinance.

Section 2: Partial Vacation of Tiverton Road; Conditions of Vacation.

(a) The City Council hereby vacates the Vacated Roadway as described on and depicted in the Plat of Vacation, subject to the terms and conditions in Section 2(b) of this Ordinance.

(b) The vacation of the Vacated Roadway shall be subject to and conditioned upon

the following terms and requirements, which terms and requirements shall be a covenant on the

Vacated Roadway:

1. <u>Title to the Vacated Roadway</u>. Upon the recording of this Ordinance and the Vacation Plat pursuant to Section 3 of this Ordinance, the Vacated Roadway shall be incorporated into and made a part of the Abutting Property, and title shall vest in the Abutting Owner. Following such recording, the Vacated Roadway shall be and remain a part of the Abutting Property unless and until a plat of subdivision is approved by the City Council of the City of Lake Forest in accordance with all applicable state and local statutes, ordinances, and regulations.

2. <u>Floor Area Calculations</u>. No portion of the Vacated Roadway shall be included in the lot area of the Abutting Property for purposes of calculating the maximum permitted floor area for the Abutting Property.

3. <u>No Buildings or Structures on Vacated Roadway</u>. No building or structure of any kind shall be constructed on any portion of the Vacated Roadway; provided, however, that a fence and gate may be erected on the Vacated Roadway in conformity with the applicable zoning requirements subject to the issuance of a permit and to Subsection 2(b)(4) of this Ordinance.

4. <u>Reservation of Easement Rights</u>. An easement shall be reserved over the Vacated Roadway for public utility purposes. No rights to this easement shall be exercised by any party other than the City unless first approved by resolution of the City Council. Section 3: Recordation. The City Clerk shall be and is hereby directed to record this Ordinance and a Vacation Plat of the Vacated Roadway in the Office of the Lake County Recorder.

Section 4: Effective Date. This Ordinance shall be in full force and effect from and after its passage by three-fourths of the aldermen of the City Council, and its approval, posting, and publication in pamphlet form in the manner provided by law.

PASSED THIS	DAY OF	, 2017.
AYES:		
NAYS:		
ABSENT:		
APPROVED THIS	DAY OF	, 2017.

ATTEST:

Mayor

City Clerk

EXHIBIT A

Legal Description of Vacated Roadway

That part of Tiverton Road lying East of and adjoining Lot 1 in Leroy Burton Petite Estates Subdivision, Being a Subdivision in the Northeast Quarter of Section 31, Township 44 North Range 12 East of the Third Principal Meridian according to the plat thereof recorded September 12, 1926, as Document 282430 and lying North of the Easterly extension of the Northerly right of way line of Lane Lorraine, in Lake County, Illinois.

PLAT OF VACATION

THAT PART OF TIVERTON ROAD LYING EAST OF AND ADJOINING LOT 1 IN LEROY BURTON PETITE ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12. 1926 AS DOCUMENT 282430 AND LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTHERLY RIGHT OF WAY LINE LANE LORRAINE, IN LAKE COUNTY, ILLINOIS.



EXHIBIT B

Depiction of Vacated Roadway

BLECK engineers | surveyors Bleck Engineering Company, Inc. 1375 North Western Avenue Lake Forest, Illinois 60045 T 847.295.5200 F 847.295.7081 www.bleckeng.com **Tiverton Road** P.O.V. Lake Forest, IL Scale 1" = 40" ISSUED DATE ISSUED FOR 02.21.2017 CITY REVIEW **CITY OF LAKE FOREST** 800 N FIELD DRIVE LAKE FOREST, IL 60045 70-999 Project No. MGB Drawn By JRB Checked By Drawing Nam PLAT OF VACATION



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE PROPERTY LOCATED AT 350 W. EVERETT ROAD

WHEREAS, Anne Roberti ("Owner") is the owner of that certain real property commonly known as 350 W. Everett Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Property is the site of a previous demolition and is a buildable lot; and

WHEREAS, the Owner desires to build a new residence, attached garage and make other site improvements ("*Improvements*") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("*Plans*"); and

WHEREAS, the Owner submitted an application ("Application") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("BRB") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 1, 2017; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

- 1. the Property is located within the R-4, Single Family Residence District under the City Code,
- Owner proposes to construct the Improvements as depicted on the plans,
- 3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Laws</u>. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Tree Preservation</u>. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. <u>Fees and Costs</u>. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not

paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

F. <u>Other conditions.</u> The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

4

PASSED THIS __ DAY OF _____ 2017.

AYES: () NAYS: () ABSENT: () ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2017.

Mayor

ATTEST:

City Clerk

GROUP EXHIBIT B

The Plans





GROUP EXHIBIT B









GENERAL NOTES FOR THIS



94

2017

31

IAN.

The Plans



GENERAL NOTES FOR THIS

4-CAR GRANGE 5° CONC. SLAS (WITH RADUNT HEAT PIRING) W 5°CG-910010 W.W.M. DVE 6 MIL, VAPO BARRIER ON 6° MIN. PEA GRAVEL FILL, FICH SLAS 2° TOWARD 0.H. DOORS, FROVDE SIG* TOWARD 0.H. DOORS, FROVDE SIG* TOWARD NEULATION SHEATHING AT COMMON WALLS AND CELING. FINSHED GARAGE FLOOR TO DE SLALED, VRBITY MANUFACTURER)





MCCALLUM ASSOCIATES

DAVID R. MCCALLUM ASSOCIATES, INC. LANDSCAPE ARCHITECTS

Landscape Plan T = 30' 0119.17

LANDSCAPE PLAN

The Roberti Reside 350 Everett Road | Lakr



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-

AN ORDINANCE APPROVING ARCHITECTURAL AND SITE DESIGN FOR THE PROPERTY LOCATED AT 135 E. WESTMINSTER

WHEREAS, Painted Post, LLC (Michael Moore and Sarah Moore) ("Owner") is the owner of that certain real property commonly known as 135 E. Wesmtinster, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owner desires to demolish the existing structures and build a replacement residence, detached garage and make other site improvements ("*Improvements*") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("*Plans*"); and

WHEREAS, the Owner submitted an application ("Application") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("BRB") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 1, 2017; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the R-2, Single Family Residence District under the City Code,

- 2. Owner proposes to construct the Improvements as depicted on the plans,
- 3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF

THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the demolition of the existing structures and construction of the Improvements on the Property, as more fully depicted on the Plans. SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Laws</u>. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Tree Preservation</u>. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E <u>Fees and Costs</u>. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not

paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

F. <u>Other conditions.</u> The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

4

PASSED THIS __ DAY OF _____, 2017.

AYES: () NAYS: () ABSENT: () ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2017.

Mayor

ATTEST:

City Clerk



GROUP EXHIBIT B



PROPOSED ELEVATIONS



GROUP EXHIBIT B





EXISTING GARAGE - NORTH ELEVATION SCALE: 1/8" = 1'-0"







SCALE 1/8"=1'

PROPOSED DETACHED GARAGE ELEVATIONS



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-

AN ORDINANCE APPROVING SIGNAGE FOR A BUSINESS UNDER NEW OWNERSHIP AT 1400-1440 SKOKIE HWY

WHEREAS, Life Storage LP ("*Owner*") is the new owner of that certain real property commonly known as 1400-1440 Skokie Hwy, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("*Property*"); and

WHEREAS, the Property is located in the B-1, Community Commercial Business Zoning District; and

WHEREAS, the Owner desires to install new signage ("Improvements") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("Plans"); and

WHEREAS, the Owner submitted an application ("Application") to permit the construction of the Improvements and was required to present the Plans to the Building Review Board ("BRB") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on March 1, 2017; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

- 1. the Property is located within the B-1, Neighborhood Business District under the City Code,
- Owner proposes to construct the Improvements as depicted on the Plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered the Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the

discretion of the Mayor and City Council, render void the approvals granted by

this Ordinance:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Laws</u>. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- Fees and Costs. The Owner shall be responsible for paying D. all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- E. <u>Other conditions.</u> The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2017. AYES: () NAYS: () ABSENT: () ABSTAIN: () PASSED THIS __ DAY OF _____, 2017.

Mayor

ATTEST:

City Clerk

		GROUP EXHIBIT B	MONUMENT SIGN
	This drawing is the property of HUDSIGN IO500 Windfern Road Suite 100 Houston, TX 77064 832.960.7277	All design, manufa reproduction, use, and document is strictly 1 without the written Hud5gn, Inc. This do submitted under a c understanding that the this document assume agrees that the docum part of it's content not reproduced in whole « of it's contents be rever or part to other part which it is agreed upo inc. and recipient, nor features unique to this incorporated in any. REFERENCE N	Client: Life Storage Location: 404 Site No.: Acct. Rep: - Proj. Mgr.: - Drawn By: ETN / TDN / IGP Date: 08.16.2016 Date: 08.16.2016 File Name: HUD613-L5 404-Lake forest, IL Rev. Notes: Notes: PAGE
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PHOTOS

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Г					GROUP EXHIBIT B	-	WALL SIGN
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		EXISTING	A				
PHOTOS	SIGN 3 D	SCOPE OF WORK:	REFACE EXISTING SINGLE-SIDED WALL CABINET. NEW ACRYLIC SIGN FACE WITH VINYL GRAPHICS. RETROFIT EXISTING CABINET TO LEDS. REPAINT CABINET/RETAINERS SEMI GLOSS BLACK.	SQUARE FT. CALCULATIONS EXISTING PROPOSED 21.88 21.88			<image/> <page-footer><page-footer></page-footer></page-footer>



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-

AN ORDINANCE APPROVING SIGNAGE FOR A NEW TENANT, LE BLOWOUT BAR, AT 1044 N. WESTERN AVENUE

WHEREAS, Ronald Gershaman ("*Owner*") is the owner of that certain real property commonly known as 1044 N. Western, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("*Property*"); and

WHEREAS, the Property is located in the B-2, Community Commercial Business Zoning District; and

WHEREAS, the Owner desires to install signage ("Improvements") as

depicted on the site plan and architectural drawings that are attached hereto

as Group Exhibit B ("Plans"); and

WHEREAS, the Owner submitted an application ("Application") to permit

the construction of the Improvements and was required to present the Plans to

the Building Review Board ("BRB") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on February 1, 2017; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

- 1. the Property is located within the B-2, Community Commercial Business District under the City Code,
- 2. Owner proposes to construct the Improvements as depicted on the Plans,

4. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered the Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by

this Ordinance:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Laws</u>. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- Fees and Costs. The Owner shall be responsible for paying D. all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owner shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- E. <u>Other conditions.</u> The improvements shall be substantially in conformance with the Board's deliberations as reflected on Exhibit C, Notice of Action, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2017. AYES: () NAYS: () ABSENT: () ABSTAIN: () PASSED THIS __ DAY OF _____, 2017.

Mayor

ATTEST:

City Clerk





THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-____

AN ORDINANCE GRANTING A FLOOR AREA EXCEPTION FOR THE PROPERTY LOCATED AT 1115 E. ILLINOIS Road

WHEREAS, John G. and Kathy Schreiber ("*Owner*") are the owners of that certain real property commonly known as 1115 E. Illinois Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("*Property*"); and

WHEREAS, the Property has been designated as a Local Landmark or included in a Local Historic District pursuant to Chapter 155 of the City Code; and

WHEREAS, the Property is located in the R-4, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct various improvements, including an addition ("*Improvements*") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("*Plans*"); and

WHEREAS, in order to construct the Improvements, Section 155.07 of the City Code requires the Owners to obtain a Certificate of Appropriateness ("CoA") from the Historic Preservation Commission ("HPC");

WHEREAS, the Improvements as depicted on the Plans would exceed the maximum floor area allowances set forth in Section 150.148(D), which apply to new construction on, or additions and alterations to existing construction on, residential property; and

WHEREAS, pursuant to notice duly published, the HPC reviewed and evaluated the Plans at a public hearing held on February 28, 2017; and

WHEREAS, the HPC, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

 the Property is located within the R-4 District under the City Code,

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- Owners propose to construct the Improvements as depicted on the Plans,
- as depicted on the Plans, the Improvements exceed the maximum floor area allowances set forth in Section 150-148(D) of the City Code,
- 4. the Improvements are consistent with the design standards in Section 150.147 of the City Code,
- 5. the Property is located in a local historic district or is designated as a Local Landmark and the Improvements are consistent with the standards in the Historic Preservation Ordinance, and approval of the Improvements as depicted on the Plans would further the purpose of the Historic Preservation Ordinance,
- the HPC has determined that the Plans qualify for a CoA under the standards set forth in Section 155.08 of the City Code;
- 7. the location, massing and architectural detailing of the Improvements will mitigate the appearance of excessive height and mass of the structures and as a result, the proposed development of the Improvements as set forth on the Plans is in keeping with the streetscape and overall neighborhood,
- 8. the Improvements are sited in a manner that minimizes the appearance of mass from the streetscape due to the placement of the addition and existing vegetation. In addition, the proposed Improvements will not have a significant negative impact on the light to and views from neighboring homes.
- the height and mass of the Improvements will generally be compatible with the height and mass of structures on adjacent lots, buildings on the street and on adjacent streets, and other residences and garages in the same subdivision,
- 10. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with this Ordinance, the recommended conditions, and the Plans, will meet the standards and requirements of Sections 150.147 and 150.148 of the City Code,

and recommended that the City Council approve the Application and the Plans and grant an

exception to the maximum allowable floor area consistent with the Plans, subject to the terms

and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' request for exceptions to the maximum floor area requirements set forth in Section 150.148 of the City Code and the findings and recommendations of the HPC, have determined that it is in the best interests of the City and its residents to grant such exceptions, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council further determine in the exercise of the City's home rule powers that it is in the best interests of the City and its residents to grant Owners' request for exceptions to the otherwise applicable maximum floor area requirements, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Maximum Floor Area Exception Granted. Pursuant to Section 155.08 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant an exception to the maximum floor area requirements set forth in Section 150.148(D) of the City Code, as more fully depicted on the Plans, by allowing the Improvements which together with other structures on the Property will have a maximum square footage not to exceed 15,932 square feet, 21% over the allowable square footage.

Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. <u>Compliance with Laws</u>. Chapters 150, regarding building, 156, regarding subdivisions, 159, regarding zoning, and 155, regarding historic preservation, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Tree Preservation</u>. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. <u>Fees and Costs</u>. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.
- F. <u>Other Conditions</u>. The improvements shall be substantially in conformance with the Commission's deliberations as reflected on Exhibit C, Certification of Appropriateness, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from

and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit D and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County. PASSED THIS __ DAY OF _____, 2017. AYES: () NAYS: () ABSENT: () ABSTAIN: () PASSED THIS __ DAY OF _____, 2017.

ATTEST:

Mayor

City Clerk



The Plans



1 NORTH ELEVATION - PROPOSED





SCHREIBER RESIDENCE

1115 EAST ILLINOIS ROAD, LAKE FOREST, ILLINOIS 02/08/17 Project #: 16025

NORTH ELEVATION - PROPOSED

CENTAURS +

The Plans







SCHREIBER RESIDENCE

EAST ELEVATION - PROPOSED



ENTRY/ADDITION FF

CENTAURS +

1115 EAST ILLINOIS ROAD, LAKE FOREST, ILLINOIS 02/08/17 Project #: 16025

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The Plans



1/16" = 1'-0"



OKW ARCHITECTS 600 W. Jackson, Suite 250 Chicago, IL 60661



SCHREIBER RESIDENCE

SOUTH ELEVATION - PROPOSED



The Plans



WEST ELEVATION - PROPOSED 1/16" = 1'-0"





SCHREIBER RESIDENCE

WEST ELEVATION - PROPOSED

CENTAURS +

1115 EAST ILLINOIS ROAD, LAKE FOREST, ILLINOIS 02/08/17 Project #: 16025

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THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-___

AN ORDINANCE GRANTING A VARIANCE FROM LOT-IN-DEPTH AND ACCESSORY STRUCTURE SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 135 E. WESTMINSTER

WHEREAS, Painted Post, LLC (Michael Moore and Sara Moore) ("Owners") are the owners of that certain real property commonly known as 135 E. Westminster Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements, including construction of a replacement residence and detached garage generally in the foot print of the existing house which is planned for demolition ("Improvements") as depicted on the site plan and architectural drawings that are attached hereto as Group Exhibit B ("Plans"); and

WHEREAS, the Owners submitted an application ("Application") requesting approval of a variance from Section 159.084, R-2. Single Family Residence, of the City of Lake Forest Code to allow construction of the Improvements within the lot-in-depth and accessory structure setback areas; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 27, 2017; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

- The requested setback variances will not alter the essential character of the neighborhood since the replacement house is sited and designed to be compatible with the established neighborhood and retain the general character of the original grouping of cottages;
- 2. The conditions upon which the variances are requested are generally unique to this property and not applicable to other properties in the same zoning district, due to the uniqueness of this property and the history of the property as a cluster of cottages from the 1920's.

- 3. The property is a lot-in-depth and the location of the proposed replacement residence will encroach into the required setbacks a lesser distance than the existing residence.
- 4. The hardship in conforming to the lot-in-depth setback requirement results from the application of lot-in-depth and the R-2 zoning district requirements long after the house was constructed and after subdivision of the property was approved by the City.
- 5. The variance will not impair light or ventilation to adjacent properties to any greater extent than exists today, increase congestion, endanger public safety, or diminish property values.
- 6. Replacement of the existing deteriorated residence will help to maintain the values of surrounding properties.

and recommended that the City Council approve the variance subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Lot-in-Depth and Accessory Structure Setback Variances Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow construction of the replacement residence no closer than 11 ½ feet to the north property line, no closer than 14 ½ feet to the west property line, no closer than 16 feet to the east property line and no closer than 51 ½ feet to the south property line and construction of the detached garage no closer than 4 feet to the west property line and no closer than 51½ feet to the south property line. **SECTION FOUR:** Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. <u>Compliance with Laws</u>. Chapters 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Tree Preservation</u>. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
 - D. <u>Approval by City Engineer</u>. Prior to the issuance of a building permit, the plans shall be subject to review and approval by the City Engineer. All requirements of the City Engineer including, but not limited to the following, shall be met to the satisfaction of the City Engineer. 1) The new construction must be underpinned so that the foundation extends below the 22 degree line. 2) Tie backs shall be provided laterally for the existing concrete retaining walls.
 3) The gap between the steel sheet pile wall and concrete retaining wall shall be bridged and the catch basin repaired.
 - E. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans.

F. Fees and Costs. The Owners shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 60 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

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PASSED THIS __ DAY OF _____, 2017.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2017.

Mayor

ATTEST:

City Clerk



PROPOSED SITE PLAN

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PROPOSED ELEVATIONS









PROPOSED DETACHED GARAGE ELEVATIONS



THE CITY OF LAKE FOREST

ORDINANCE NO. 2017-____

AN ORDINANCE GRANTING A VARIANCE FROM THE FRONT YARD SETBACK REQUIREMENTS FOR PROPERTY LOCATED AT 555 CHEROKEE ROAD

WHEREAS, Trevor and Katherine Wood ("Owners") are the owners of that certain real property commonly known as 555 Cherokee Road, Lake Forest, Illinois and legally described in Exhibit A, attached hereto ("Property"); and

WHEREAS, the Property is located in the R-2, Single Family Residence Zoning District; and

WHEREAS, the Owners desire to construct improvements, including an expanded driveway and parking area ("*Improvements*") as depicted on the site plans attached hereto as Group Exhibit B ("*Plans*"); and

WHEREAS, the Owners submitted an application ("Application") requesting approval of a variance from Section 159.084, R-2, Single Family Residence District, of the City of Lake Forest Code to allow construction of the Improvements, within the front yard setback area; and

WHEREAS, pursuant to notice duly published, the ZBA reviewed and evaluated the Plans at a public hearing held on February 27, 2017; and

WHEREAS, the ZBA, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

- The requested front yard setback variance will not alter the essential character of the neighborhood. The proposed modifications to the driveway are generally in keeping with other driveways in the Whispering Oaks neighborhood and will not change the manner in which this driveway is utilized currently.
- 2. The conditions upon which the variance is requested are generally unique to this neighborhood and to this property and are not generally applicable to other properties in the same zoning district throughout the City. This house is sited nearly at the front and corner side yard setback lines, limiting the area permitted for expansion of the driveway outside of the front yard setback.
- 3. The existing residence conforms to the applicable 40-foot front yard setback requirement for this zoning district. The hardship in conforming to the required setback is the result of construction of the home just behind

the setback line, not providing a sufficient driveway to meet the reasonable needs of the current homeowners.

4. The variance and the resulting driveway modifications will not impair light or ventilation to adjacent properties, increase congestion, endanger public safety, or diminish property values.

and recommended that the City Council approve the variance subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owners' Application to construct the Improvements on the Property, and the findings and recommendations of the ZBA, have determined that it is in the best interests of the City and its residents to grant approval of the requested variance subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: <u>Recitals</u>. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 159.042 of the City Code, and subject to the limitations therein and the conditions set forth in Section Four of this Ordinance, the City Council does hereby grant approval of the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Zoning Setback Variance Granted. Based on the findings presented above, the City Council does hereby grant approval of the requested variance to allow the expanded driveway to be no wider than 24 feet within the front yard setback, 8 feet wider than permitted by the Code.

SECTION FOUR: Conditions on Approval. The approval granted pursuant to Sections Two and Three of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

A. <u>No Authorization of Work</u>. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

- B. <u>Compliance with Laws</u>. Chapters, 150, regarding building and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. <u>Tree Preservation</u>. The Owners will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. <u>Staging, Parking and Storage.</u> Prior to the issuance of building permits, a plan for staging and storage of construction and demolition materials and a plan for parking construction vehicles shall be submitted and will be subject to City review and approval.
- E. <u>Compliance with the Plans</u>. The Improvements must be developed on the Property in substantial compliance with the Plans which detail the porch as an open, rather than an enclosed, element.
- Fees and Costs. The Owners shall be responsible for paying F. . all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs (including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION FIVE: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owners have not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days

following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as Exhibit C and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein. The City Clerk is hereby directed to record this Ordinance and such agreement and consent with the Recorder of Deeds of Lake County.

PASSED THIS __ DAY OF _____, 2017. AYES: () NAYS: () ABSENT: () ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2017.

ATTEST:

Mayor

City Clerk
